



The Warren, Old Catton Norwich NR6 7NN

welcome to

The Warren, Old Catton Norwich

>> THREE BEDROOM BUNGALOW!! Well-presented throughout, featuring a bright conservatory, en-suite to the principal bedroom, low-maintenance rear garden, garage, carport, ample parking and EV charger.



Entrance Hall

Wood effect flooring

Lounge

Wood effect flooring, Radiator, Double glazed window to the rear aspect, Double glazed sliding door leading to conservatory,

Kitchen

Wood effect flooring, Double glazed window to the side aspect, Double glazed door to the side aspect, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Tiled splashback, Inset 1.5 sink/drain, Inset eye-level double oven, Ceramic hob, Extractor hood, Space for washing machine

Conservatory

Tiled flooring, Double glazed windows, Double glazed triple folding doors to the side aspect

Bedroom One

Carpet flooring, Double glazed bay window to the front aspect, Storage cupboard

En-Suite

Vinyl flooring, Double glazed window to the side aspect, Low-level WC, Shower cubicle, Handwash basin with vanity storage

Bedroom Two

Carpet flooring, Double glazed window to the front aspect, Storage cupboard

Bedroom Three

Carpet flooring, Double glazed window to the side aspect

Bathroom

Vinyl flooring, Double glazed window to the side aspect, Low-level WC, Panelled bath with shower overhead, Handwash basin with vanity storage

Garage

Power and lighting

Outside

To the front of the property there is a shingle frontage, brick weave driveway with parking for multiple cars and a carport leading to the garage. To the rear of the property there is an enclosed garden with artificial grass, patio area and side gate access

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

The Warren, Old Catton Norwich

- Well-Presented Bungalow
- Principle Bedroom with En-suite
- Bright and Spacious Conservatory
- Triple-Folding Conservatory Doors
- Garage and Carport

Tenure: Freehold EPC Rating: B
Council Tax Band: D



Total floor area 117.8 m² (1,268 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by view propertybox.co.uk



£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103743 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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