







23 Spencer Road I I Norwich I NR6 6DF

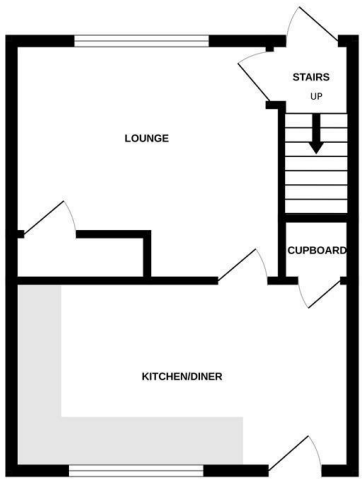
£210,000

** EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE tucked away in a quiet spot in the highly sought after suburb of Old Catton. Accommodation comprising lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is one allocated parking space, an enclosed rear garden and well maintained communal grounds with a park. The house benefits from double glazing, new gas central heating, some new carpets and is OFFERED WITH NO ONWARD CHAIN. The property would make the perfect first time purchase so be quick to book a viewing.

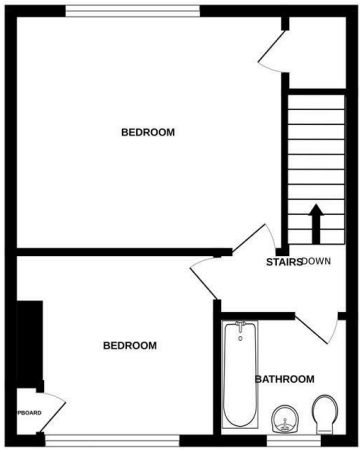
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises
Front door to:

Kitchen/Diner 16'5" x 9'3"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, radiator, cupboard.

Lounge 13'3" x 11'8"
Double glazed window, radiator, storage cupboard.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 13'6" x 11'8"
Double glazed window, radiator, storage cupboard.

Bedroom Two 9'2" x 9'1"
Double glazed window, radiator, storage cupboard.

Bathroom
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside
One off road parking space, small low maintenance front garden and an enclosed lawned rear garden with brick built storage shed with rear gate access.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold
Management charge £252.67

Utilities
Full fibre broadband available.
Mains gas, water and electric.

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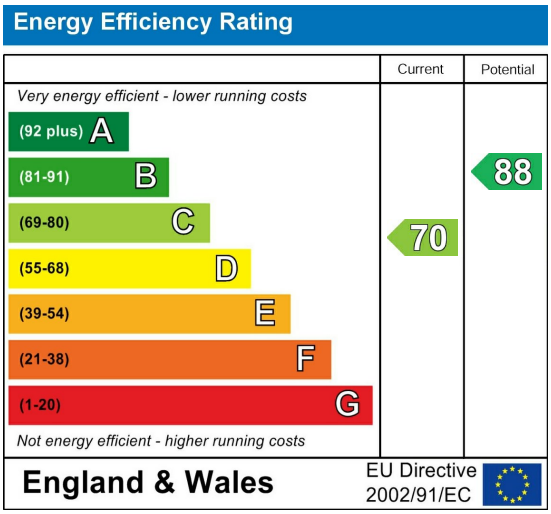












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Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.