





Catton Court,Norwich NR6 7AJ

william h brown

welcome to

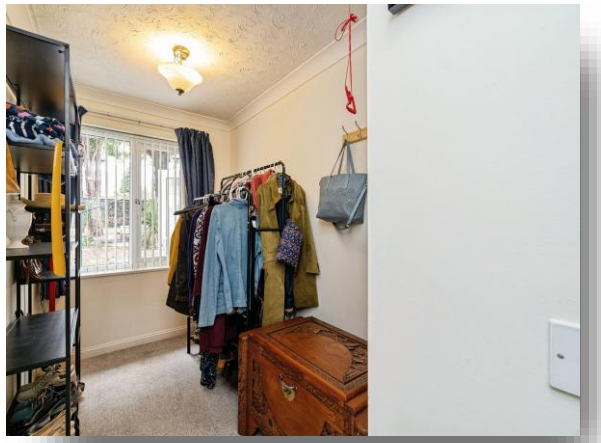
Catton Court, Norwich

Immaculate 2-bed detached bungalow for over 55's with spacious living room, conservatory, private garden, shower room and versatile second bedroom.













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.

welcome to

Catton Court, Norwich

- Situated within a well-regarded over 55's development
- Immaculately presented throughout
- Spacious principal bedroom plus versatile second bedroom/study
- Conservatory overlooking the private, fully enclosed garden
- Generous living room with access to a fully equipped kitchen

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 334.82
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144893

The Property Ombudsman

Property Ref:
NOR144893 - 0003

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.

william h brown

01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.