

from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

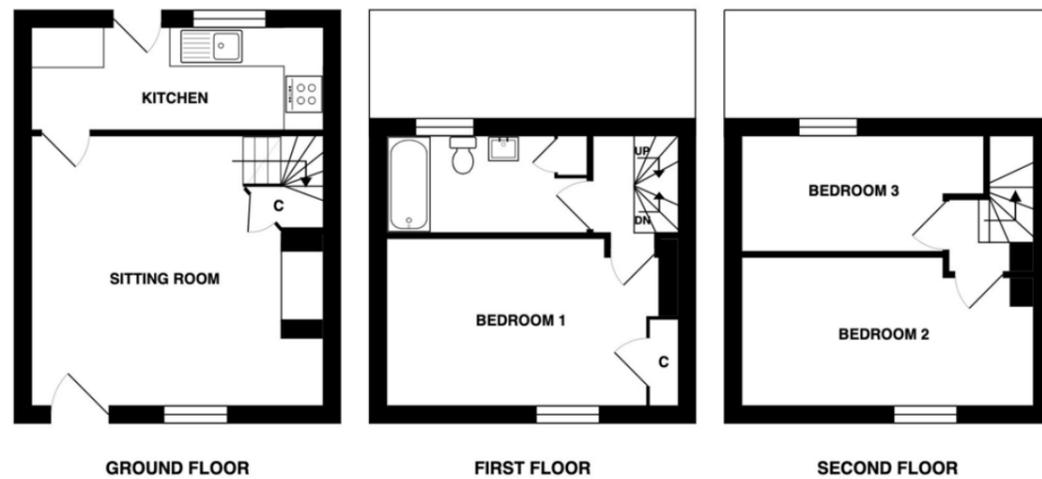
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### Directions

What3words: game.swift.deck

### Floor Plan



Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

#### Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

#### Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

# watsons

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**We are open**

Monday – Thursday 9am to 5.30pm

Friday 9am to 5pm

Saturday 9am to 4pm

# watsons



**6 George Hill**  
**Old Catton, Norwich NR6 7DE**

home for sale

Starting Bid

**£145,000**

Freehold

THIS PROPERTY IS BEING SOLD VIA SECURE & TRANSPARENT ONLINE AUCTION WITH ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £145,000. A three storey period house in the favoured suburb of Old Catton providing a fantastic opportunity to update and improve a property to your own taste and standard.

- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE ● No Onward Chain ● Spacious Sitting Room with Wood Burning Stove ● Kitchen ● Three Bedrooms ● Family Bathroom with Contemporary Suite ● Courtyard Garden ● Outside Studio with Separate WC
- Arranged Over Three Floor ● SOLD VIA SECURE SALE ● (Ref: NEE22413)

Viewing strictly by  
prior arrangement  
with the agents

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Regulated by RICS



#### Location

Old Catton is a sought after suburb on the north side of Norwich offering a good range of local amenities with Co-Op, Premier Store and Morrisons in the immediate locality. There are also infant and junior schools within easy walking distance, a medical centre on Lodge Lane together with a pub and a number of fast food outlets as you head towards the city. There are also regular bus services into Norwich and 70 acres of Grade II Listed Catton Park, a fantastic space for leisurely walks and the regular Saturday venue for Park Run and an ideal opportunity to not only improve your fitness and mental well being, but an ideal way to get to know the local community.

#### Description

Probably constructed sometime in the 1800's, 6 George Hill is a mid and one of four, three storey town houses. This particular property is currently empty and does require updating and improvement. On the ground floor there is a spacious sitting/dining room with imposing red brick fireplace and wood burning stove and beyond a kitchen. On the first floor is one bedroom and the family bathroom which has been more recently fitted with a contemporary white suite, with the remaining two bedrooms on the second floor.

At the rear of the house there is a small courtyard garden and within the curtilage a brick and tile outbuilding which would make an ideal studio and includes a separate WC.

This property would make an ideal first time purchase or perhaps investment property.

The accommodation comprises:

Part glazed uPVC door to:

#### Sitting Room

15' 4" into alcove x 14' 1" (4.67m x 4.29m) (Front Aspect) Imposing red brick fireplace with wood burning stove on pavement hearth, alcove with pine shelving, staircase to the first floor with cupboard under, double radiator, telephone point, door to:

#### Kitchen

13' 6" x 5' 1" (4.11m x 1.55m) (Rear Aspect) Inset single drainer one and half bowl sink unit with mixer tap and cupboards under, further base cupboard and drawer units with work surfaces over, inset 4-ring electric hob and built under oven, part tiled walls, cooker point, matching wall cupboards, extractor hood, double glass fronted display cupboard with drawers under, space for fridge, radiator, tiled floor, part glazed door to the rear courtyard garden.

#### First Floor

#### Landing

Staircase to the second floor.

#### Bed room 1

13' 8" x 8' 9" (4.17m x 2.67m) (Front Aspect) Fireplace surround and built-in alcove cupboard, radiator.

#### Bathroom

10' 5" x 4' 10" (3.18m x 1.47m) (Rear Aspect) With white suite comprising of P-shaped bath with mixer tap and pop-up waste together with independent Mira shower unit over and shower screen, low level WC and pedestal hand basin with mixer tap,

pop-up waste and tiled splashback, part tiled walls, built-in cupboard housing the gas fired boiler which serves the central heating and domestic hot water, radiator, tiled floor.

#### Second Floor

#### Landing

Access to roof space.

#### Bed room 2

15' 2" x 8' 1" (4.62m x 2.46m) (Front Aspect) Radiator.

#### Bed room 3

12' 8" into alcove (10' 1" minimum) x 6' 6" (3.86m x 1.98m) (Rear Aspect) Radiator.

#### Outside

To the rear of the property is a hard landscaped courtyard garden 15' 9" x 10' 7" with rear pedestrian access for this and neighbouring properties. Outside tap and light. Brick and pantiled outbuilding 12' 6" overall x 6' 11" (Front Aspect), to include a separate WC with low level WC and wall mounted hand basin, tiled floor, power and lighting.

#### Services

All mains services are available.

#### Local Authority/Council Tax

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU  
Tel: 01603 431133  
Tax Band: B

#### EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request.

#### We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold by unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and