

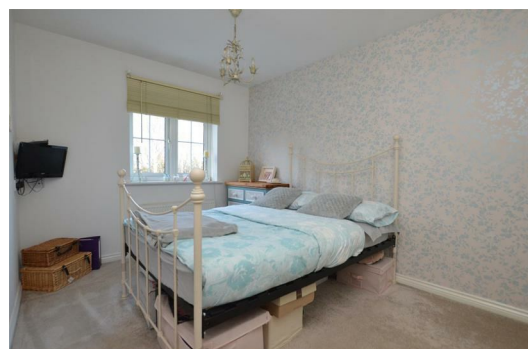


57 Mountbatten Drive, Norwich, NR6 7PJ

Price £220,000

Norfolk Property Online presents a modern three bedroom semi detached house in the popular location of Old Catton. The property features a sitting room with feature fire place, modern kitchen breakfast room and ground floor w/c with three generous bedrooms, three piece family bathroom and master en suite shower room on the first floor. To the front of the property there is off road parking for two vehicles and single garage with an enclosed garden to the rear. The property is situated at the edge of the development and benefits from an enviable position backing onto fields.

Old Catton is a popular north suburb of Norwich and benefits from a range of local amenities including shops and schools. There are regular bus services into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

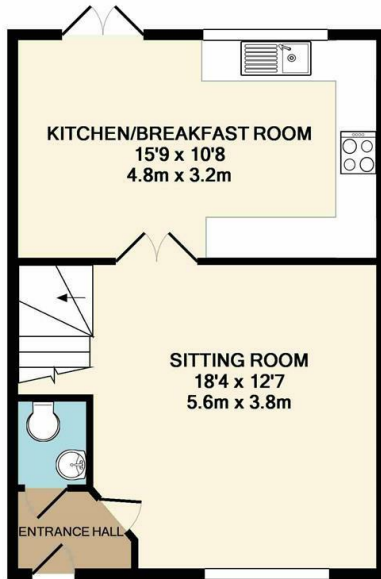
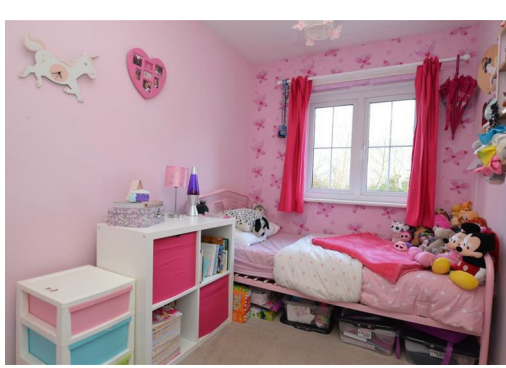


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90 St Faiths Lane, Norwich, NR1 1NE

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GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



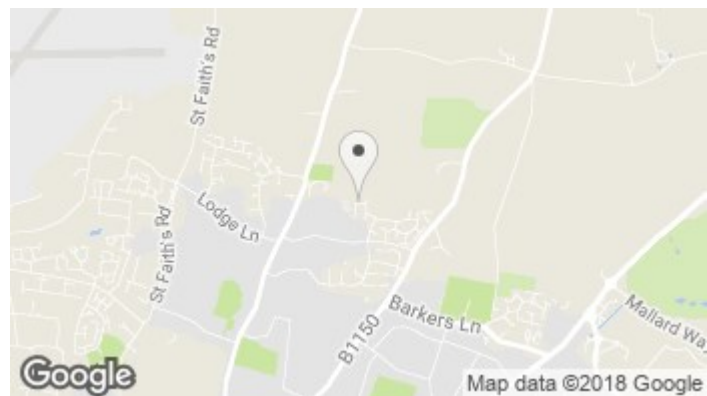
1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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