

**5 Desmond Drive | | Norwich | NR6 7JP**

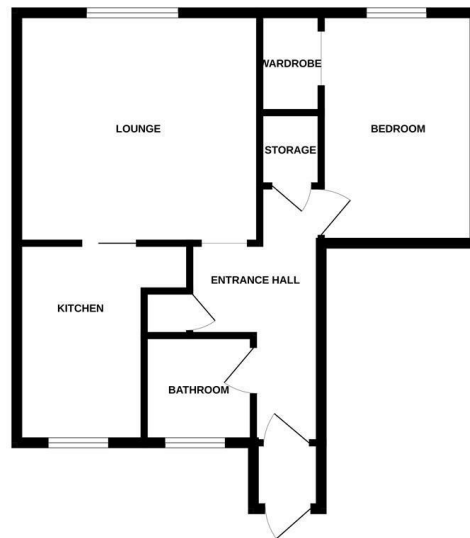
**£150,000**

**\*\*RENOVATED GROUND FLOOR FLAT OFFERED WITH NO ONWARD CHAIN\*\***

Gilson Bailey are thrilled to present this beautifully modernised one-bedroom ground floor flat, perfectly positioned in the ever-desirable suburb of Old Catton. Boasting a stylish interior throughout, the property offers a welcoming entrance hall, a bright and spacious lounge, a sleek contemporary kitchen, a chic, fully fitted bathroom, and a generous double bedroom complete with built-in wardrobe. Outside, residents will enjoy access to immaculate communal gardens and the convenience of an allocated off-road parking space. With double glazing, air source heat pump, and the added advantage of no onward chain, this exceptional home is ideal for first-time buyers or savvy investors looking for a ready-to-go opportunity in a prime location. Early viewing is strongly advised to avoid disappointment.



## GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, wall-to-wall, doors 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 equipment shown have not been tested and no guarantee, as to their condition or efficiency can be given.  
Made with Mortgage 0205

### 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:

#### Entrance Hall

Doors to lounge, bedroom, bathroom and two storage cupboards.

#### Lounge 13'4" x 12'7"

Double glazed window, radiator.

#### Kitchen 11'0" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

#### Bedroom 13'8" x 8'5"

Double glazed window, radiator.

#### Bathroom 6'0" x 6'0"

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

### Outside

Allocated parking space and well maintained communal gardens.

### Local Authority

Broadland District Council, Tax Band A.

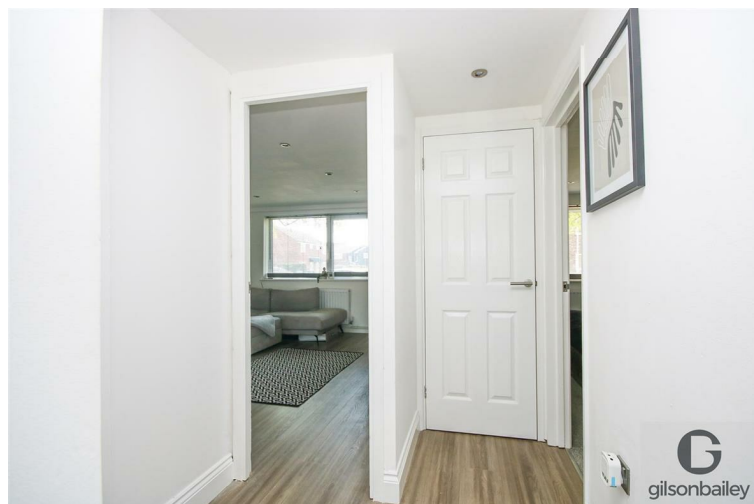
### Tenure

Leasehold – 125 years from 1 July 1991. Please note service/maintenance charges and ground rent combined is £1153.72 per annum. For further information, please contact the office.


### Utilities

Fibre to the cabinet broadband available.  
Mans water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Broadland District Council, Tax Band A

### Tenure

Leasehold

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.

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01603764444