

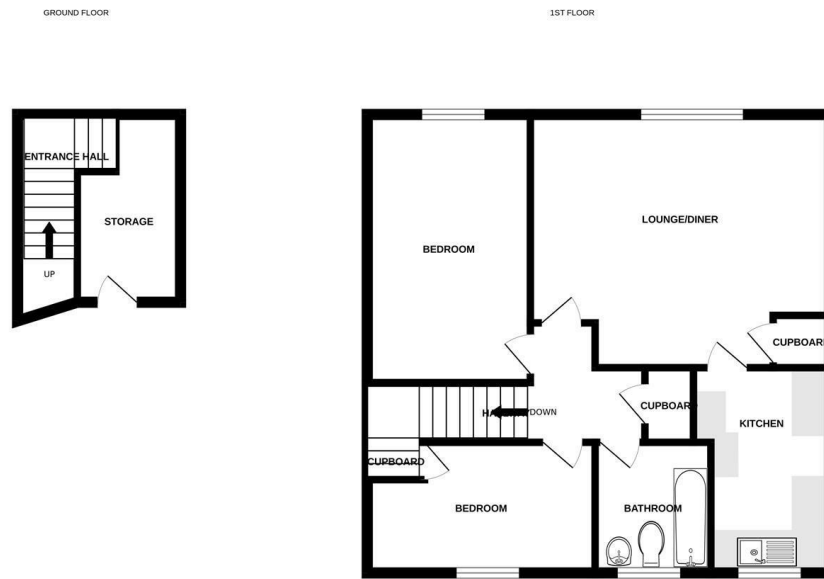


**7 Dunwood Drive | | Norwich | NR6 7JS**

**Offers In Excess Of £150,000**

**\*\*FIRST FLOOR FLAT WITH A PRIVATE ENTRANCE AND OFF ROAD PARKING\*\***  
Tucked away in a peaceful position within the highly sought-after suburb of Old Catton, this well-presented two-bedroom first-floor flat offers light, spacious, and low-maintenance living — perfect for first-time buyers or investors alike. The accommodation comprises a welcoming entrance hall with stairs to the first floor, a bright lounge/diner, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Outside, residents enjoy access to communal gardens and benefit from an off-road parking space. With double glazing, electric heating, and the property being in excellent condition throughout, this lovely home is ready to move straight into. Ideally located close to local amenities and easy access to Norwich City Centre — early viewing is strongly advised!





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 misstatement. 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:

### Entrance Hall

With stairs to first floor.

### Lounge/Diner 15'5" x 13'2"

Double glazed window, electric heater.

### Kitchen 10'7" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

### Bedroom One 14'0" x 8'5"

Double glazed window, electric heater.

### Bedroom Two 11'6" x 6'9"

Double glazed window, electric heater.

### Bathroom

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

## Outside

## Local Authority

Broadland District Council, Tax Band A.

## Tenure

Leasehold - Term 125 years from 20 February 2015. Please note ground rent is £112pcm and service charge is £13pcm. For further information, please contact the office.


## Utilities

Full fibre broadband available.  
Mains 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>73</b>	<b>76</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 	

### Local Authority

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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