

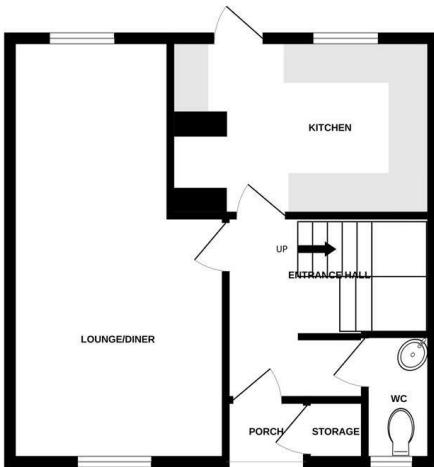


## 20 Dogwood Road | Norwich | NR6 6JW

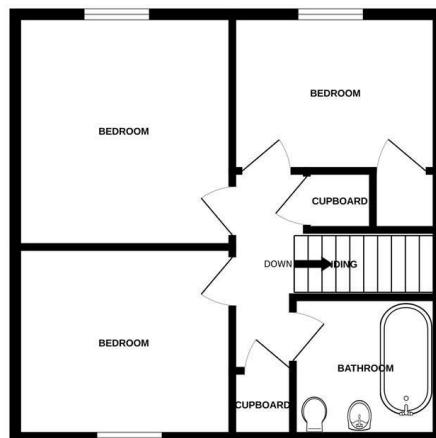
**£230,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this three-bedroom mid-terrace home, ideally positioned on the edge of the highly sought-after suburb of Old Catton. The accommodation is well laid out and comprises an entrance hall, spacious lounge/diner, fitted kitchen, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom accessed from the landing. Externally, the property benefits from a front driveway providing off-road parking and an enclosed, low-maintenance paved rear garden with rear gate access. Further advantages include double glazing, gas central heating, and the added benefit of no onward chain, making this an excellent opportunity for first-time buyers. Early viewing is highly recommended.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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## Location

Dogwood Road can be found to the north of Norwich close by to a good range of local amenities to including schooling, shops, supermarkets, recreational parks, pubs and restaurants. There is ease of access to the Norwich Ring Road, Norwich International Airport and NDR with good public transport links to and from the City centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

### Lounge/Diner 21'9" x 11'0"

Two double glazed windows, two radiators.

### Kitchen 13'7" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, door to rear.

### WC 6'0" x 3'1"

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'5" x 11'1"

Double glazed window, radiator.

### Bedroom Two 10'11" x 9'11"

Double glazed window, radiator.

### Bedroom Three 10'7" x 6'11"

Double glazed window, radiator, storage cupboard.

### Bathroom 7'10" x 6'0"

Rolltop bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Driveway providing off road parking.

### Outside Rear

Paved garden with storage shed, enclosed by fencing and walling with rear gate access.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
 Mains gas, water and electric.



### Energy Efficiency Rating

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

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Freehold

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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