



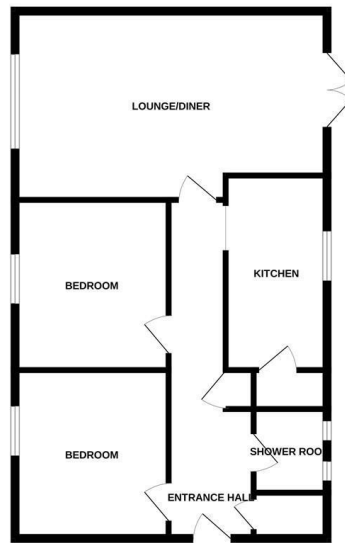
**37 Dogwood Road | Old Catton | Norwich | NR6 6JW**

## Offers In Excess Of £170,000

**\*\* RENOVATED GROUND FLOOR FLAT WITH ACCESS TO A GARDEN\*\*** Gilson Bailey are delighted to present this spacious and well-presented two-bedroom ground floor flat, tucked away in a quiet cul-de-sac to the north of Norwich. The accommodation offers an entrance hall, generous lounge/diner, modern fitted kitchen, two bedrooms and a stylish shower room, all maintained to an excellent standard throughout. Further benefits include double glazing, gas central heating, a garden with shared access and off-road parking available on a first come, first served basis. An ideal first-time purchase or a strong buy-to-let investment, this attractive home is sure to be popular and early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended to constitute any guarantee as to their operation or efficiency and may be given. Made with MyPlan 12/2011

### 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, two bedrooms, shower room and cupboard.

#### Lounge/Diner 20'8" x 12'7"

Double glazed window, patio doors, radiator.

#### Kitchen 12'11" x 7'3"

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

#### Bedroom One 11'5" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 11'5" x 9'11"

Double glazed window, radiator.

#### Shower Room 7'6" x 5'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

### Outside

Rear garden enclosed by fencing with gated access and off road parking on a first come first serve basis.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure


Leasehold - Term 125 years from 15 February 1988. Please note ground rent is £10 per annum and service charge is £400 per annum. For further information, please contact the office.

### Utilities

Cable broadband available.  
Mains gas, 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>		
(55-68) <b>D</b>	<b>65</b>	<b>74</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

Norwich City 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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