



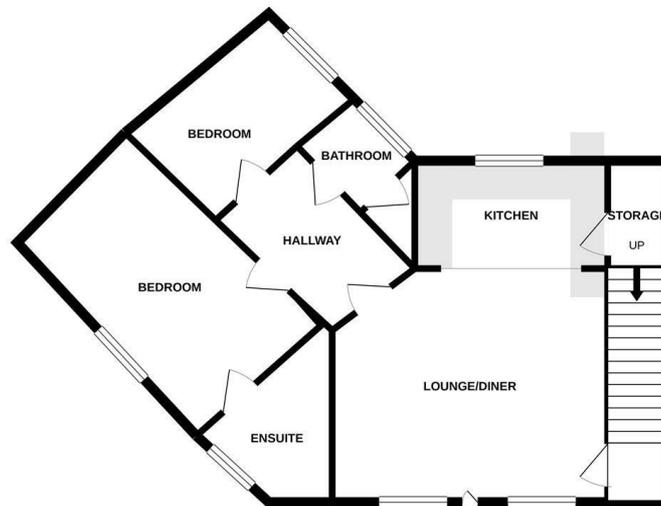
10 Dunnock Drive | Costessey | Norwich | NR8 5FF

£155,000

****NO ONWARD CHAIN AND ALLOCATED PARKING**** Gilson Bailey are delighted to offer this first floor, two bedroom flat, in the popular Queens Hill development with accommodation comprising, private entrance hall with staircase to lounge/diner, kitchen, bathroom and two bedrooms with bedroom one having an en suite shower room. Outside there is one allocated parking space and communal green to the front. The flat benefits from double glazing, gas fired central heating and is in good condition throughout. The property would make a great first time purchase or buy to let investment so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, 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 appliances shown here are not deemed to be guaranteed as to their condition or efficacy in any form.
Made with Metaplan 0.002

Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Front door to entrance hall with stairs to first floor and door to lounge/diner.

Lounge/Diner 17'8" x 11'2"

Double glazed windows to front and two radiators.

Kitchen 12'0" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge freezer and washing machine, double glaze window to rear and radiator.

Bedroom One 13'5" x 8'0"

Double glazed window to front and radiator.

En Suite 8'0" x 6'0"

Shower cubicle, low level WC, hand wash basin, radiator and frosted double glazed window to front.

Bedroom Two 9'3" x 8'5"

Double glazed window to rear and radiator.

Bathroom 6'11" x 5'7"

Panelled bath, low-level WC, hand wash basin, radiator and frosted double glazed window to rear.

Outside

One allocated parking space and communal green.

Leasehold

Leasehold - Term 150 years from 01 January 2007. Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (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 |  |

Local Authority

South Norfolk District Council, Tax Band B

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.