



108 St. Margarets Drive | | Norwich | NR7 8DB

Guide Price £260,000

****GUIDE PRICE £260,000-£270,000 - CALLING ALL FIRST TIME BUYERS!****
Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance porch, WC, lounge and modern fitted kitchen with open plan extension to dining room on the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside to the front there is a small garden, parking for two cars to the side and a well-maintained corner plot rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first-time purchase or small family home so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and any other items are approximate and the 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 here may have been altered and are provided as to their availability or otherwise can be given. Made with Metaplex 2020

Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Door to

Porch 14'11" x 13'11"

Doors to WC and Lounge

WC

Low level WC, hand wash basin, UPVC window.

Lounge 14'11" x 13'11"

UPVC window, radiator, stairs to first floor and door to

Kitchen 14'9" x 9'6"

Wall and base units, fitted oven and hob, space for washing machine, fridge freezer and dishwasher, single sink and drainer, radiator, open plan to

Dining Room 7'3" x 10'11"

UPVC windows, electric radiator, UPVC patio doors to rear.

First floor landing

Doors to Bedrooms one, two, three and bathroom.

Bedroom One 8'0" x 10'7"

UPVC window, radiator, built in wardrobe.

Bedroom Two 9'8" x 8'2"

UPVC window, radiator.

Bedroom Three 6'5" x 7'8"

UPVC window, radiator.

Bathroom

Three-piece suite, low level WC, hand wash basin, bath with shower over, UPVC window, radiator.

Outside

Off road Parking for two cars to the side. To the rear is a well maintained large enclosed corner plot garden.

Local Authority

Broadland District Council - Tax Band B

Tenure

Freehold

Utilities


Water: Mains

Sewerage: Mains

Heating: Gas



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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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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