



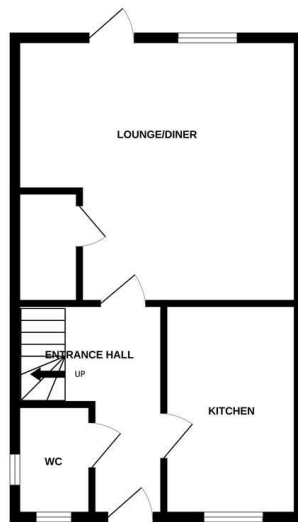
18 Overstrand Way | Sprowston | Norwich | NR7 8UJ

£120,000

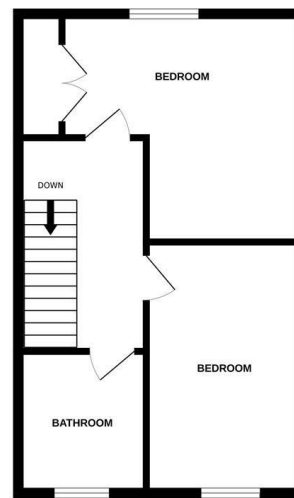
****50% SHARED OWNERSHIP**** Gilson Bailey are delighted to offer this **STUNNING, TWO BEDROOM, END TERRACE HOUSE** situated on a modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are **TWO BEDROOMS** and a modern bathroom off landing. Outside to the front there are **TWO OFF ROAD PARKING SPACES** and to the rear there is an **ENCLOSED LAWNED GARDEN** with rear gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent first time purchase so be quick to book a viewing. Please note the 50% share reflects a full market price of £240,000 and the monthly rent payable is £326.70 per month.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 15/05/25

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

Front door to:

Entrance Hall

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

Lounge/Diner 18'8" x 13'5"

Double glazed window, door to rear, two radiators.

Kitchen 12'0" x 6'7"

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

WC

Low level WC, hand wash basin, radiator, two frosted double glazed windows.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'5" x 8'9"

Double glazed window, radiator.

Bedroom Two 13'5" x 11'8"

Double glazed window, radiator, built in wardrobes.

Bathroom

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

Outside

Two off road parking spaces to the front and an enclosed lawned garden with a patio area and rear gate access.

Local Authority

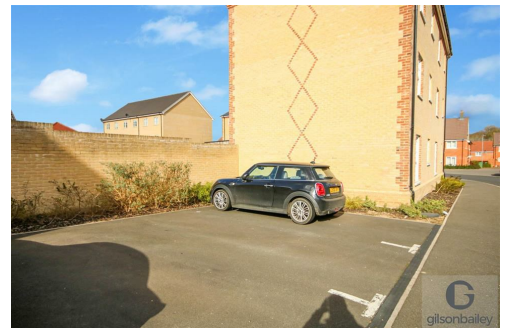
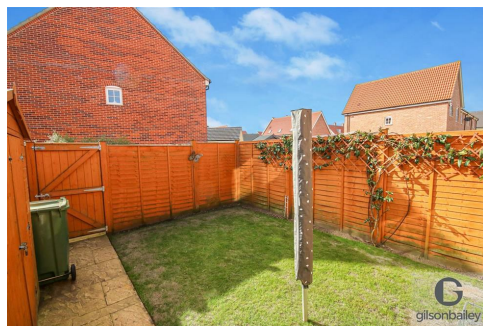
Broadland District Council, Tax Band B.

Tenure


Leasehold - Term 125 years from 10 February 2021. Please note service/maintenance charges are £8.13 per month and rent payable is £326.70 per month. 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) A		95
(81-91) B	83	
(69-80) C		
(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

Broadland 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.

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