

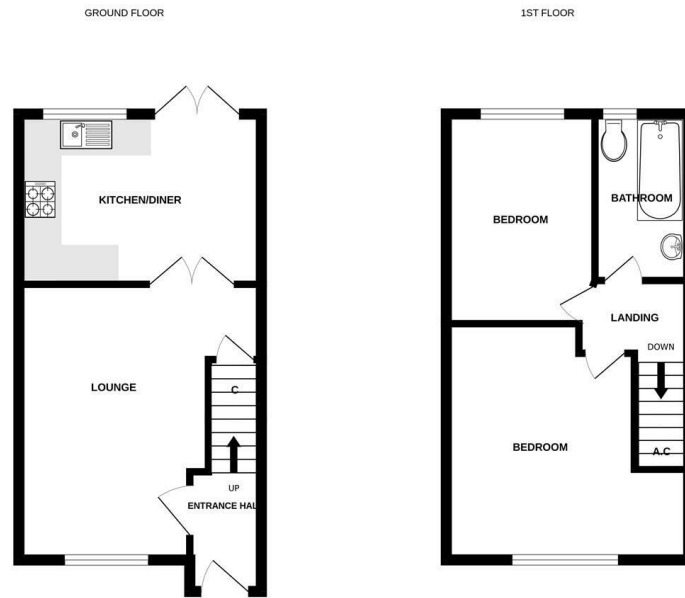


17 Wilks Farm Drive | Sprowston | Norwich | NR7 8RG

Offers In Excess Of £210,000

****EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this TWO BEDROOM, END TERRACE HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge and kitchen/diner to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY providing OFF ROAD PARKING and to the rear there is an enclosed garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, 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, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Hectagon i2020 for green

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 and stairs to first floor.

Lounge 14'5" x 12'9"

Double glazed window, radiator.

Kitchen/Diner 12'9" x 9'2"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'9" x 10'5"

Double glazed window, radiator. built in cupboard.

Bedroom Two 11'1" x 7'10"

Double glazed window, radiator.

Bathroom

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

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

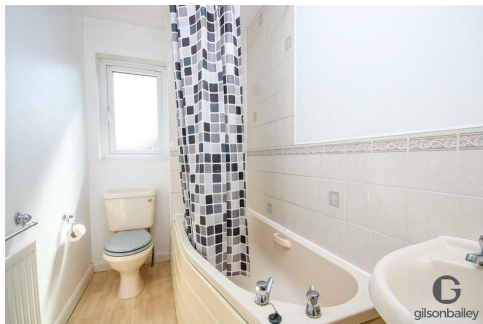
Tenure

Freehold


Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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

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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