



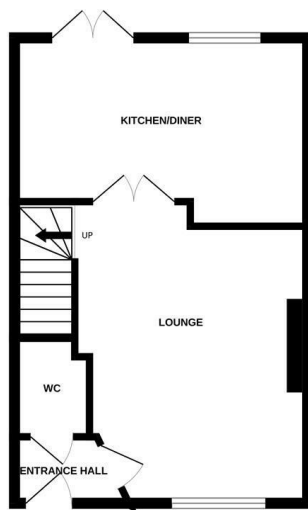
**51 Mountbatten Drive | Sprowston | Norwich | NR6**

**£250,000**

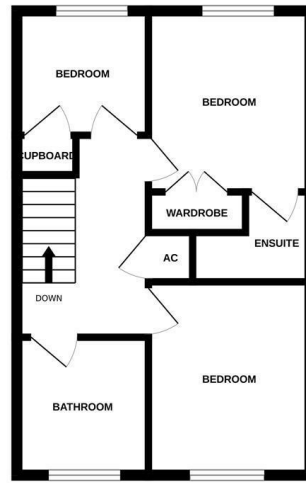
**\*\*EXCELLENT FIRST TIME PURCHASE WITH TWO OFF ROAD PARKING SPACES\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE tucked away on a sought after modern estate in the popular suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a well maintained garden ideal for relaxing or entertaining and TWO OFF ROAD PARKING SPACES. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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 WC.

### Lounge 18'2" x 12'7"

Double glazed window, radiator, stairs to first floor.

### Kitchen/Diner 15'8" x 10'7"

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.

### WC

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'0" x 9'5"

Double glazed window, radiator, built in wardrobe.

### En-Suite 7'0" x 4'11"

Shower cubicle, low level WC, hand wash basin, radiator.

### Bedroom Two 10'1" x 9'6"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 8'7" x 6'7"

Double glazed window, radiator, storage cupboard.

### Bathroom 7'1" x 5'9"

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

## Outside

Lawned garden with mature plants and shrubs, patio seating area, timber shed, enclosed by timber fencing. Also two off road parking spaces to the side.

## Local Authority

Broadland District Council, Tax Band C.


## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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	

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Broadland District Council, Tax Band C

**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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