



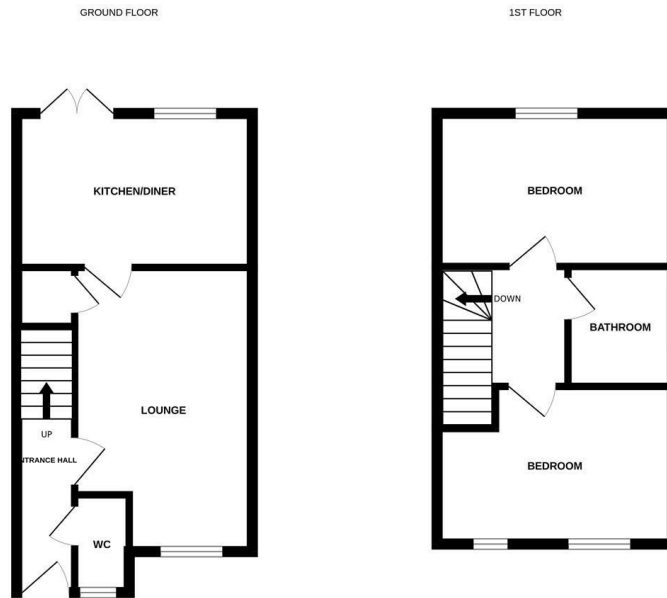
## 3 Warbler Close | Sprowston | Norwich | NR7 8HH

**£200,000**

**\*\*EXCELLENT FIRST TIME PURCHASE OPPORTUNITY OFFERED AT 80% OF MARKET VALUE T&C's APPLY\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, TWO BEDROOM, END TERRACE HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are TWO BEDROOMS and a bathroom off landing. Outside there are TWO OFF ROAD PARKING SPACES TO THE FRONT and an enclosed garden to the rear. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.

**AGENTS NOTE :** Please note this is offered as a resale of an affordable home at 80% of market value. Applicants need to have a local connection to the Broadland District and be in need of an affordable home. No cash buyers or investors. For further criteria information or for an application form please call the office on 01603 764444!





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, 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 have not been tested and no guarantee, as to their condition or efficiency can be given. Made with Metaphor 10/2015

## 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, WC and stairs to first floor.

### Lounge 15'1" x 9'4"

Double glazed window, radiator, storage cupboard.

### Kitchen/Diner 12'8" x 8'2"

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, patio doors, radiator.

### WC 4'10" x 2'11"

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 12'8" x 5'5"

Two double glazed windows, radiator.

### Bedroom Two 12'8" x 8'2"

Double glazed window, radiator.

### Bathroom 6'3" x 5'6"

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

### Outside Front

Two off road parking spaces.

### Outside Rear

Patio and decked area, timber shed, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band B.

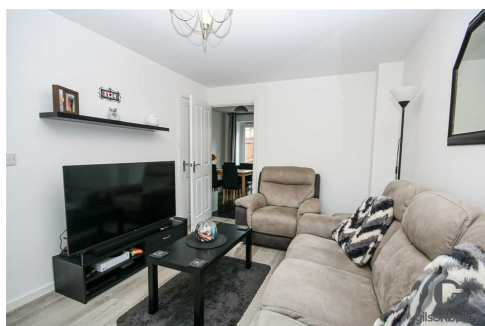
### Tenure

Freehold


### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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	

### Local Authority

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### 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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