



Avocet Rise, Sprowston, Norwich, NR7 8EU

welcome to

Avocet Rise, Sprowston Norwich

Being offered for sales as an 80% discounted market value property! This TWO BEDROOM, MODERN, END-TERRACE HOUSE benefits from a ground floor cloakroom, an enclosed rear garden and two allocated parking spaces! ****This would make the ideal first time buy purchase, call today to arrange your viewing!****



Entrance Hall

Entrance door to the front aspect, stair case to the First Floor, radiator and under stairs storage cupboard.

Cloakroom

Fitted with a two piece white suite comprising WC, pedestal wash hand basin with tiled splash back, radiator and UPVC double glazed window to the front aspect.

Kitchen

12' x 6' 6" (3.66m x 1.98m)

Lounge

15' 5" x 13' 6" (4.70m x 4.11m)

UPVC double glazed French doors to the garden, television point, radiator and UPVC double glazed window to the side aspect.

First Floor Landing

Doors to all rooms and storage cupboard.

Bedroom One

13' 5" max. x 8' 10" (4.09m max. x 2.69m)

Bedroom Two

13' 5" x 11' 9" max. (4.09m x 3.58m max.)

Bathroom

Fitted with a three piece white suite comprising bath with mains shower over, pedestal hand wash basin, WC, tiling, radiator, extractor fan and UPVC double glazed window to the side aspect.

Outside

To the front of the property there is an access pathway to the front door.

To the rear there is a paved garden which is enclosed by fencing and has a rear access gate which leads to the parking area where there is two allocated parking spaces.

Agents Note

As a discounted market unit, this property is being sold at 80% of value, the value stated on the marketing material is for resale of an affordable

home at 80% OMV and protected by a restriction on title. There is also a requirement for applicants to have a local connection to Broadland district.

Upon offering, the council may also require further financial information and may request supporting documents to verify their local connection. This is because the Council is required to approve potential purchasers - before conveyancing can proceed.



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Avocet Rise, Sprowston Norwich

- 80% discounted market value sale
- Two bedroom end terrace house
- Two allocated parking spaces
- Enclosed rear garden
- Cloakroom

Tenure: Freehold EPC Rating: B

£206,667



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140642 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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