

Astley & co



61 Bolton Road
Sprowston
Norwich

Price: £226,000

Information

Sold at 80% of market value, Astley & co are delighted to present this modern three bedroom home, built in 2020 and offering a 'blank canvas' with neutral decor to create the perfect home for a young couple or growing family. The property is an affordable home sold at 80% of market value, with purchasing priority being given to applicants with a local connection to Broadland.

The purchasers own 100% of the property but these can only ever be sold on at 80% of current market value as there is a discount restriction on the land registry title deeds. This discount restriction cannot be removed and ensures that they remain affordable in perpetuity.

Comprising Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen, First Floor Landing, Three bedrooms, Bathroom, Outside, Two Allocated Parking Spaces Gas Fired Central Heating. Energy Performance Rating B

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ESTATE AGENTS

Description

Lounge 4' 4" x 3' 6" (1.32m x 1.07m)
Window to front, door to kitchen/Diner

Kitchen/Diner 3' 2" x 0' 0" (0.96m x 0.00m)
Window to rear, French doors to rear garden, comprising a range of base and wall units with stainless steel sink and drainer, built-in electric oven with extractor above, space and plumbing for washing machine, splashbacks, space for dining table, radiator

Bedroom 1 4' 0" x 2' 0" (1.22m x 0.61m)
Windows x 1 to the front, radiator, wardrobes

Bedroom 2 3' 0" x 2' 0" (0.91m x 0.61m)
Window to rear, radiator

Bedroom 3 2' 0" x 2' 0" (0.61m x 0.61m)
Window to rear, radiator

Family Bathroom 1' 0" x 2' 0" (0.30m x 0.61m)

Bathroom 1' 7" x 1' 8" (0.48m x 0.51m)

Garden

Enclosed rear garden and paved patio space

Summary of accommodation

- End of Terrace
- Three Bedrooms
- Modern New Build
- Affordable Home at 80% / 20% Split.
- Lawn & Paved Garden
- Two Allocated Parking Spaces to the Front

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Astley & Co Estate Agents

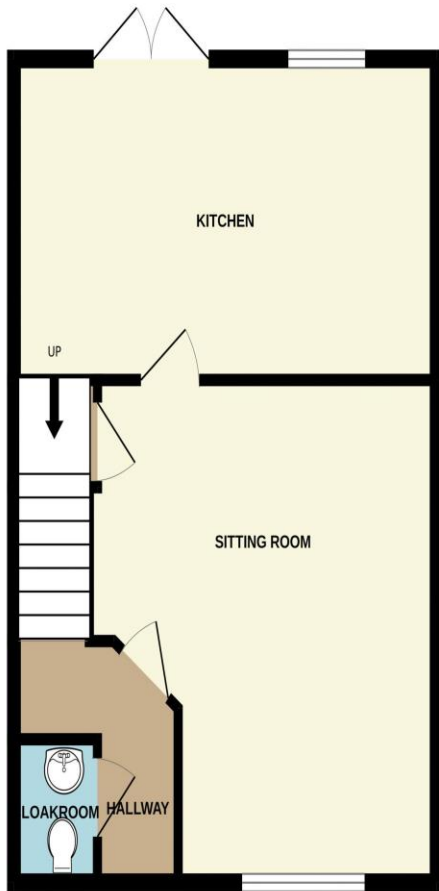
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

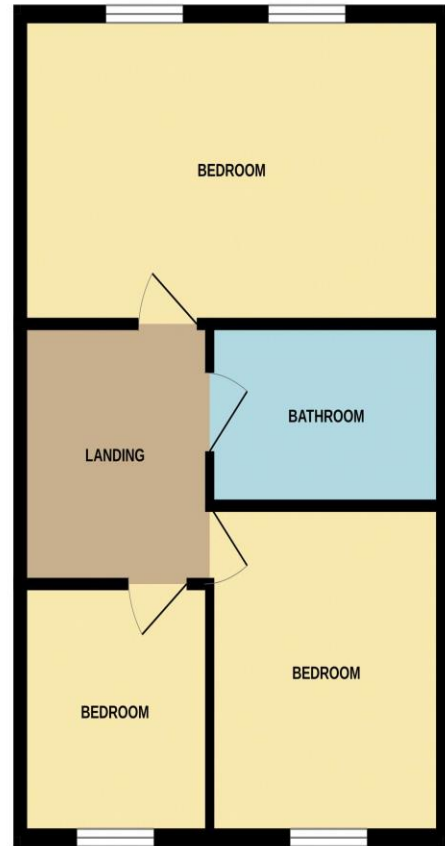
Tel: 01603 415182

Fax:

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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