

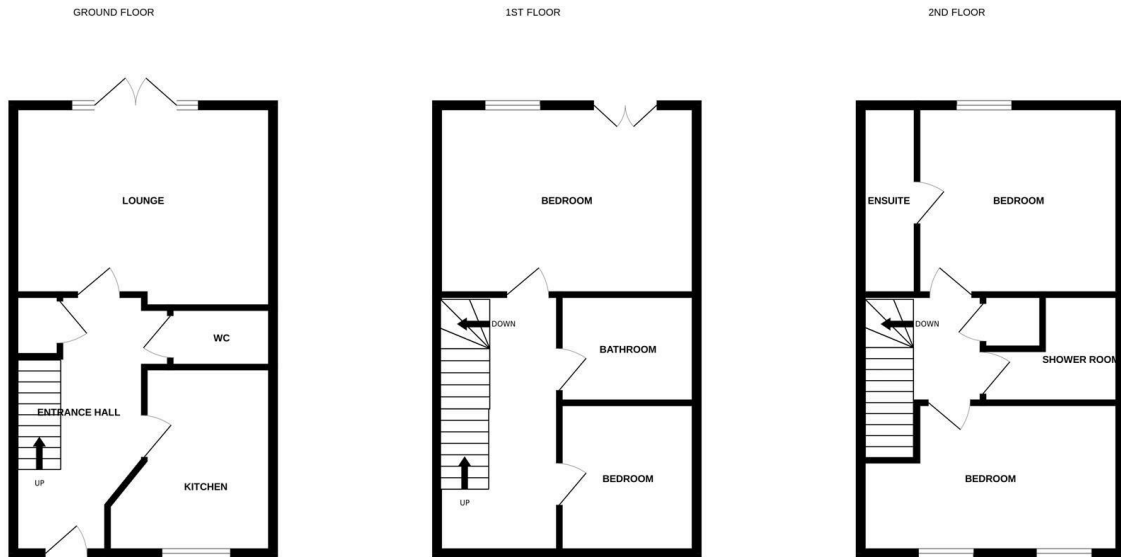


80 Overstrand Way | Sprowston | Norwich | NR7 8UJ

Offers In Excess Of £300,000

****OFFERS IN EXCESS OF £300,000**OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to present this well-presented and substantial four-bedroom semi-detached three-storey townhouse, ideally situated in the highly sought-after suburb of Sprowston. Offering spacious and versatile accommodation across three floors, the property comprises an entrance hall, comfortable lounge, fitted kitchen and WC to the ground floor. The first floor features two bedrooms and a family bathroom off the landing, while the second floor offers two further bedrooms and a shower room, with the principal bedroom benefiting from its own en-suite shower room. Externally, the home enjoys two off-road parking spaces and an enclosed rear garden, perfect for families and outdoor entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an excellent opportunity for those seeking a spacious and ready-to-move-into family home. Early viewing is highly recommended.





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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Location

Accommodation Comprises

Entrance Hall

Lounge 15'6" x 12'0"

Patio doors, radiator.

Kitchen 11'1" x 9'11"

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

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 15'6" x 10'11"

Double glazed window, Juliet balcony, radiator.

Bedroom Four 9'4" x 8'4"

Double glazed window, radiator.

Bathroom 8'4" x 6'3"

Panelled bath with rainfall shower over, low level WC, hand wash basin, radiator.

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom One 12'2" x 11'0"

Double glazed window, radiator.

En-Suite 11'0" x 3'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Three 15'6" x 9'4"

Two double glazed windows, radiator.

Shower Room 7'9" x 6'3"

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

Outside Front

Two off road parking spaces.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Service charge £160 per annum

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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 D

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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