

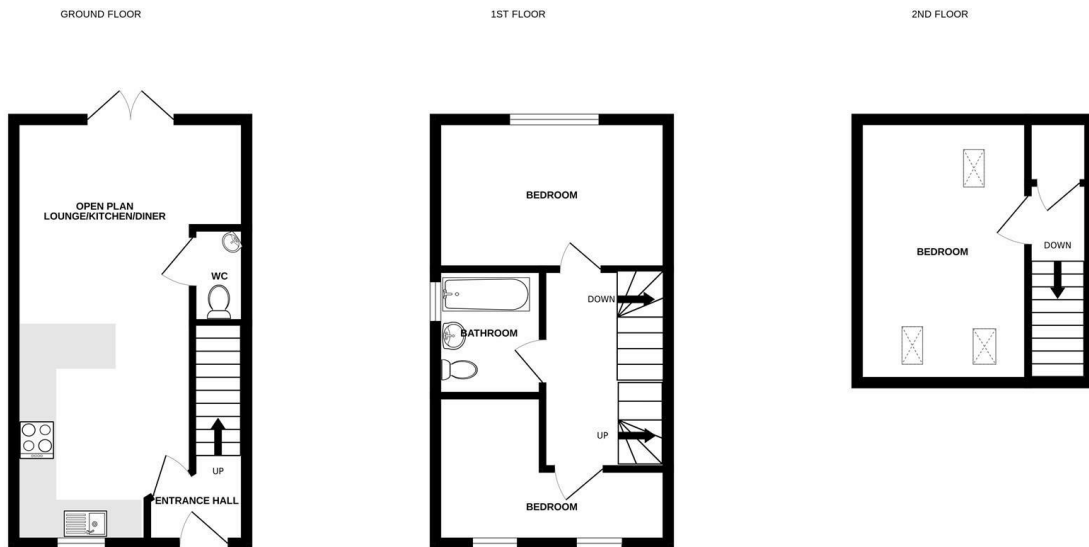


8 Partridge Close | Sprowston | Norwich | NR7 8GW

Guide Price £245,000

****GUIDE PRICE £245,000 TO £255,000**EXCELLENT FIRST TIME BUY IN SPROWSTON**** Gilson Bailey are delighted to offer this stunning and modern three-bedroom, three-storey semi-detached townhouse, beautifully positioned within the highly sought-after suburb of Sprowston. Arranged over three floors, the property features a bright and spacious open-plan lounge, kitchen and dining area ideal for contemporary living, with a convenient WC on the ground floor. The first floor offers two well-proportioned bedrooms and a stylish family bathroom, while the impressive main bedroom occupies the entire second floor, creating a fantastic private retreat. Externally, the home benefits from a driveway providing off-road parking and an enclosed lawned garden complete with a useful storage shed. With double glazing, gas central heating and excellent presentation throughout, this superb home is perfectly suited to first-time buyers and 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

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

Door to lounge/kitchen/diner and stairs to first floor.

Open Plan Lounge/Kitchen/Diner 22'0" x 12'1"

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

WC 4'11" x

Low level WC, hand wash basin, radiator.

First Floor Landing

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

Bedroom Two 12'0" x 7'8"

Double glazed window, radiator.

Bedroom Three 12'0" x 7'8"

Two double glazed windows, radiator.

Bathroom 5'11" x 5'6"

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

Second Floor Landing

Door to:

Bedroom One 19'10" x 8'10"

Three velux windows, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio area, lawned garden, storage shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Service charge £104 per annum

Utilities

Full fibre broadband available.


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		96
(81-91) B	84	
(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 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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