



7 Sterlet Grove | Mulbarton | Norwich | NR14 8FU

£94,000

****40% SHARED OWNERSHIP**** Gilson Bailey are delighted to offer this modern, two bedroom, mid terrace house situated on a modern estate in the sought after village of Mulbarton. Accommodation comprising entrance hall, spacious lounge/diner, kitchen 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 and an enclosed rear garden. 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.

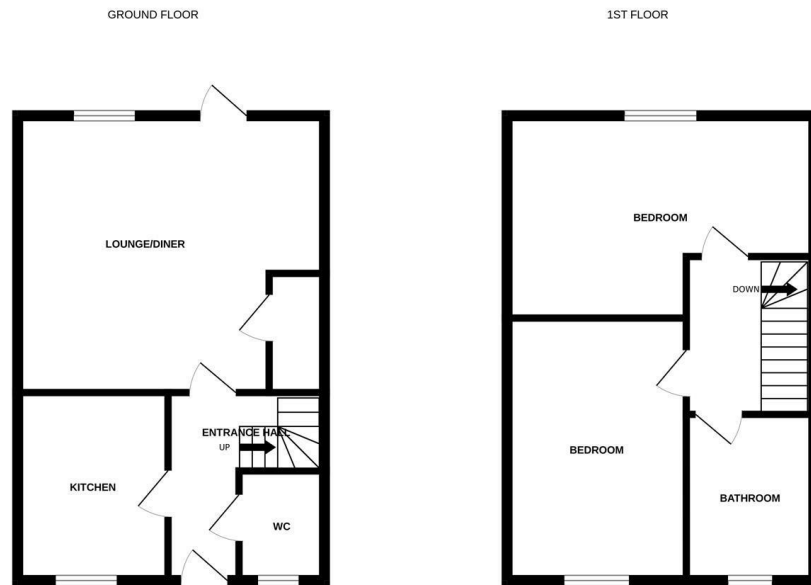
AGENTS NOTE: Please note the 40% share reflects a full market price of £235,000 and the monthly rent payable is £378.91 per month.

This property does have a local connection restriction meaning that you must live work or have a family connection to the below:

- Residents of Mulbarton who have lived there for at least 3 of the last 10 years.
- Former residents of Mulbarton who previously lived there for at least 3 of the last 10 years.
- Residents of Mulbarton or the neighbouring parishes of Bracon Ash, East Carleton, Newton Flotman, Swainsthorpe and Swardston who have lived there for 3 years or more.
- People who have worked in Mulbarton for at least 1 year, for a minimum of 10 hours per week.
- Residents of the neighbouring parishes listed above who have lived there for 3 years or more.
- Other Mulbarton residents.
- Other residents of the neighbouring parishes.
- Residents of South Norfolk.



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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

Mulbarton is a highly sought-after village situated south of the historic Cathedral City of Norwich. The village has a primary school, the popular Worlds End public house, a social club, mini supermarket and convenience store, fish shop and take-away. In the centre of the village is a large common with pond neighbouring the local church. There are good public transport links to the City centre and excellent links to the A11 and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 16'6" x 14'11"

Double glazed window, two radiators, cupboard, door to rear.

Kitchen 10'1" x 8'2"

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

WC 6'0" x 4'7"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 14'1" x 9'3"

Double glazed window, radiator.

Bedroom Two 16'6" x 11'1"

Double glazed window, radiator.

Bathroom 8'11" x 6'10"

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

Outside

Lawned garden, patio area, enclosed by timber fencing, two off road parking spaces.

Local Authority

South Norfolk District Council, Tax Band B

Tenure

Freehold

Charges

Rent £378.91

3rd Party Management fees £11.58

Buildings insurance £36.52

Admin fee £6.71

Grounds Maintenance £4.35

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		97
(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

South Norfolk District Council, Tax Band B

Tenure

Leasehold

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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