



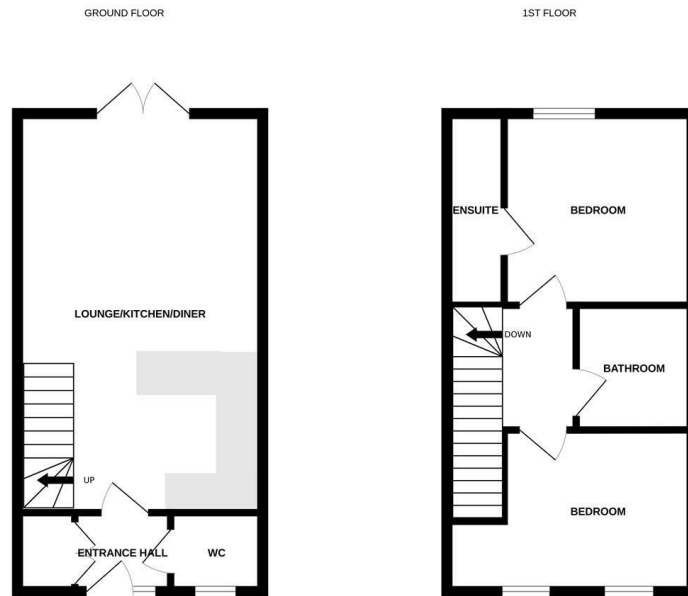
65 Mallard Way | Sprowston | Norwich | NR7 8DN

£204,000

****EXCELLENT FIRST TIME PURCHASE OPPORTUNITY OFFERED AT 80% OF MARKET VALUE T&C's APPLY**** Gilson Bailey are delighted to offer this beautifully presented, modern two bedroom semi-detached home, ideally situated in the highly sought-after suburb of Sprowston. Stylishly presented throughout, the property offers bright and contemporary accommodation comprising a welcoming entrance hall, an impressive open plan lounge, kitchen and dining area, perfect for modern living and entertaining, along with a convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom off the landing, with the principal bedroom benefiting from its own en-suite shower room. Outside, the property enjoys an allocated off-road parking space and a generous, enclosed rear garden that has been well maintained, providing an ideal space for relaxing and entertaining. Further benefits include double glazing, gas central heating and excellent decorative order throughout, allowing any new owner to move straight in and enjoy. Offering the perfect combination of style, comfort and convenience, this fantastic home would make an ideal first-time purchase, so be quick to book a viewing.

AGENTS NOTE : Please note this is offered as a resale of an affordable home at 80% of market value. Applicants need to have a local connection to the Broadland District and be in need of an affordable home. No cash buyers or investors. For further criteria information or for an application form please call the office on 01603 764444!





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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 is given to their operation or efficiency may 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

Doors to lounge/kitchen/diner and WC.

Lounge/Kitchen/Diner 21'3" x 13'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine, fridge/freezer and dishwasher, patio doors, radiator, stairs to first floor.

WC 4'11" x 4'1"

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

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 10'2" x 9'9"

Double glazed window, radiator.

En-Suite 10'2" x 3'0"

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

Bedroom Two 13'1" x 8'3"

Two double glazed windows, radiator.

Bathroom 6'7" x 6'2"

Panelled bath, low level WC, hand wash basin, radiator.

Outside

Lawned garden, patio seating area, enclosed by timber fencing with side gate access.
Off road parking space.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Service Charge £136 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		96
(81-91) B	82	
(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 B

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.

<https://www.gilsonbailey.co.uk>
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