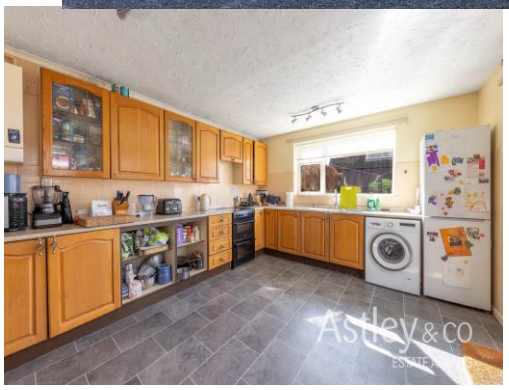
Astley & co
ESTATE AGENTS









90 Barkers Lane
Sprowston
Norwich

Price: Guide Price £255,000

Information

A great opportunity to acquire a detached chalet house in Sprowston, offering a blank canvas for those looking to modernise and add value. This extended property features a spacious kitchen and a bright, open-plan living area, creating an ideal setting for family life and entertaining.

The flexible layout includes three bedrooms, with two generous double bedrooms upstairs and a single bedroom on the ground floor, alongside a convenient downstairs bathroom.

Outside, there is an enclosed rear garden complete with a shed, a detached garage, and off-street parking for several vehicles. With great potential throughout, this is an excellent opportunity for buyers looking to put their own stamp on a well-located home.

Gas Fired Central Rating. Energy Performance Rating D. Council Tax Band C.

Offered with No Onward Chain.

90 Barkers Lane, Sprowston

Norwich

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Description

Entrance Hall

Bedroom 3 8' 6" x 7' 10" (2.6m x 2.4m)

Downstairs Bathroom

Lounge 13' 11" x 11' 0" (4.25m x 3.36m)

Kitchen/Breakfast Room 14' 2" x 11' 11" (4.33m x 3.63m)

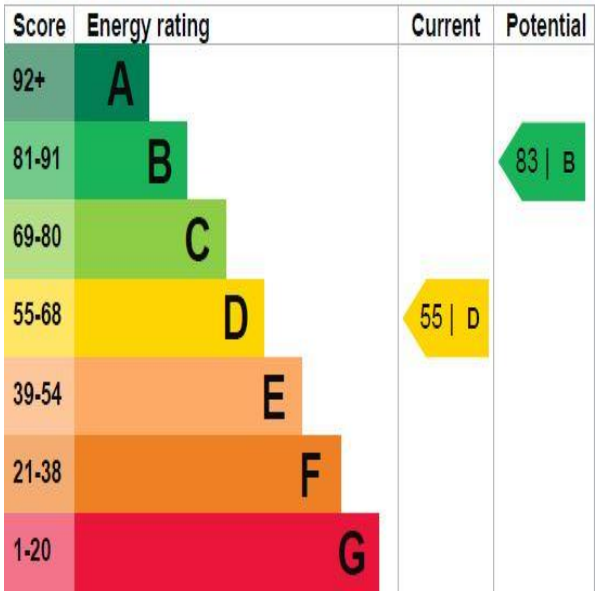
Bedroom 1 13' 0" x 11' 1" (3.97m x 3.37m)

Bedroom 2 13' 5" x 8' 0" (4.08m x 2.43m)

Detached Garage

Garden

Dining Room 13' 9" x 7' 9" (4.19m x 2.35m)



Summary of accommodation

- Detached Chalet Style House
- Three Bedrooms
- Needs Updating - Ready to Add Value
- Approx. Gross Internal Area 89 sq m / 957 sq ft.
- Downstairs Bathroom
- No Onward Chain

Astley & Co Estate Agents

Email: yvonne@astleyandco.com

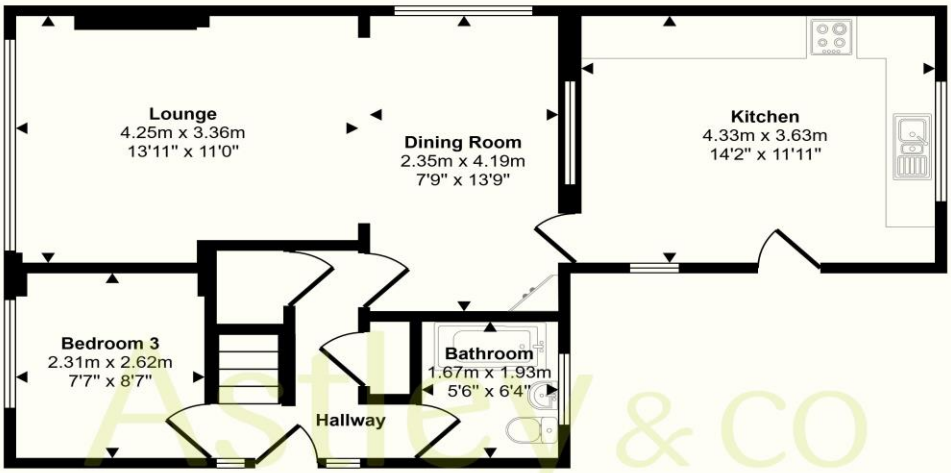
Website: www.astleyandco.com

Tel: 01603 415182

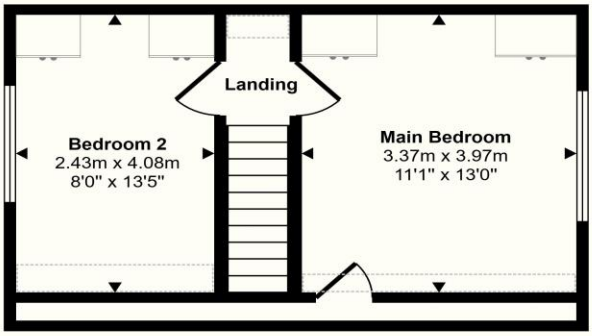
We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft



First Floor
Approx 30 sq m / 327 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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