



73 Overstrand Way | Sprowston | Norwich | NR7 8FZ

£192,000

****EXCELLENT FIRST TIME PURCHASE OPPORTUNITY OFFERED AT 80% OF MARKET VALUE**
T&C's APPLY** Gilson Bailey are delighted to present this modern two-bedroom end-terrace home, ideally situated in the highly sought-after suburb of Sprowston. The ground floor comprises an entrance hall, a bright and spacious, open plan lounge/kitchen/diner, and a convenient WC. Upstairs, there are two bedrooms, with the master bedroom enjoying the benefit of an en-suite shower room, alongside a bathroom off the landing.

Externally, the property offers two off-road parking spaces and a well-kept, enclosed rear garden – perfect for relaxing or entertaining. Further benefits include double glazing, gas central heating, and a home presented in excellent condition throughout. Perfect as a first-time purchase or investment, this property is ready to move straight into, and early viewing is highly recommended.

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!

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>
 01603764444