



73 Overstrand Way | Sprowston | Norwich | NR7 8FZ

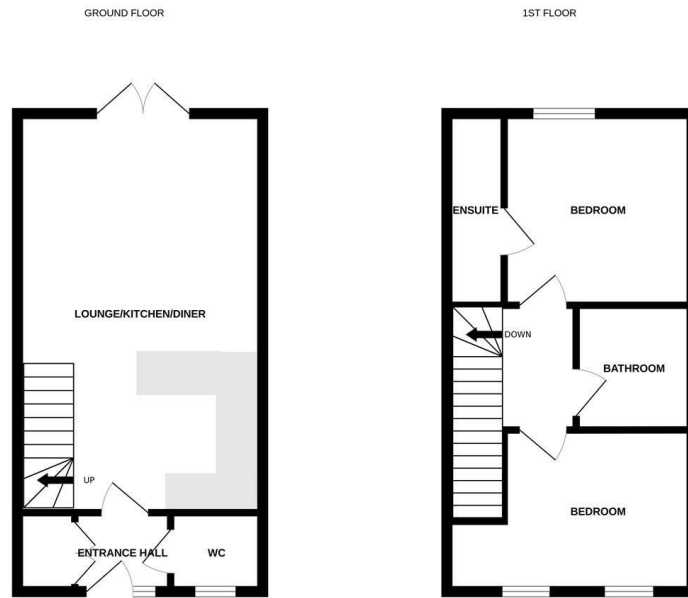
£192,000

****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!





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 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

Doors to lounge/kitchen/diner and WC.

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

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

Two off road parking spaces.

Outside Rear

Patio area with steps down to lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Service charge £102.47 per annum.

Utilities

Full fibre broadband available.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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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