



8 Flycatcher Way | Sprowston | Norwich | NR7 8UN

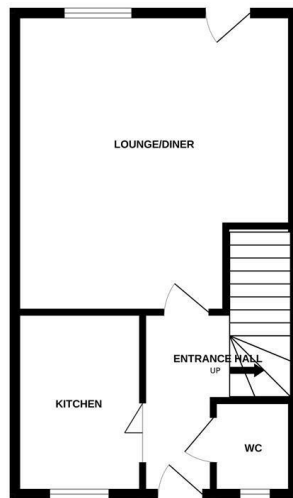
£140,000

****50% SHARED OWNERSHIP PERFECT FOR FIRST TIME BUYERS**** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, SEMI DETACHED HOUSE situated on a popular modern estate in the sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the side providing off road parking and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes the ideal first time purchase so be quick to book a viewing.

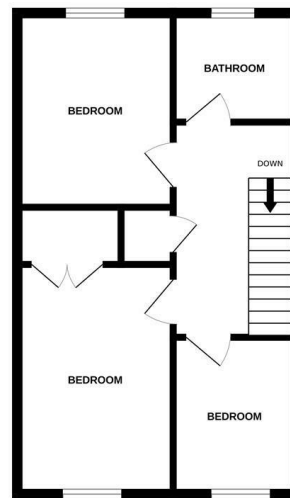
Please note the rent payable for the other 50% share is £332.91 per month and no one is classed as proceedable for a shared ownership property if they earn more than £80,000 as a combined household income annually or own another property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of measurement. 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.
 Made with Metropix 12/24

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

Lounge/Diner 16'10" x 15'8"

Double glazed window, radiator, rear door.

Kitchen 10'3" x 7'1"

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

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'11" x 9'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'11" x 9'0"

Double glazed window, radiator.

Bedroom Three 8'10" x 7'6"

Double glazed window, radiator.

Bathroom 7'6" x 6'0"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Lawned garden, mature plants and shrubs, enclosed by fencing with rear gate access.

Local Authority

Broadland District Council, Tax Band C.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
 Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 C

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.