

propertyladder



Overstrand Way, Sprowston, NR7

An immaculate end terrace home, featuring three bedrooms, modern kitchen diner & two allocated parking spaces!

£232,000 DISCOUNTED MARKET SALE – 80% OF CURRENT MARKET VALUE



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

OFFERED AT 80% OF MARKET VALUE

This well-presented end terrace home in Sprowston offers the perfect blend of style, comfort, and practicality. The property comprises of a convenient entrance lobby leading to a bright and spacious living room. The modern kitchen-diner is at the heart of the home, featuring sleek finishes and double doors opening onto the garden. A handy ground floor WC and a large under-stairs storage/utility space add to the convenience. Upstairs, you'll find three generous bedrooms, including a master with its own en-suite shower room, plus a contemporary family bathroom.



“An ideal first home, with two allocated parking spaces”



Overview

- DISCOUNTED MARKET SALE
- ONLY PAY 80% OF THE CURRENT MARKET VALUE
- END TERRACE HOUSE
- THREE BEDROOMS
- EN-SUITE & BATHROOM
- MODERN KITCHEN/DINER
- TWO ALLOCATED PARKING
- GROUND FLOOR WC
- LOW MAINTENANCE GARDEN
- IDEAL FIRST HOME IN NR7





This is a **Discounted Market Sale** resale being sold at 80% of the current market value for 100% of the ownership. This means it is an affordable home in perpetuity with a restriction on the LAND REGISTRY title

All applicants will need to have a local connection to Broadland District (Current resident, working or caring connection) and will be required to complete an LA Proforma Form, available from Property Ladder on request. They should have a household income of less than £80,000. This must be the purchaser's sole residence.

There is a communal charge for the development, with £43 payable every six months.

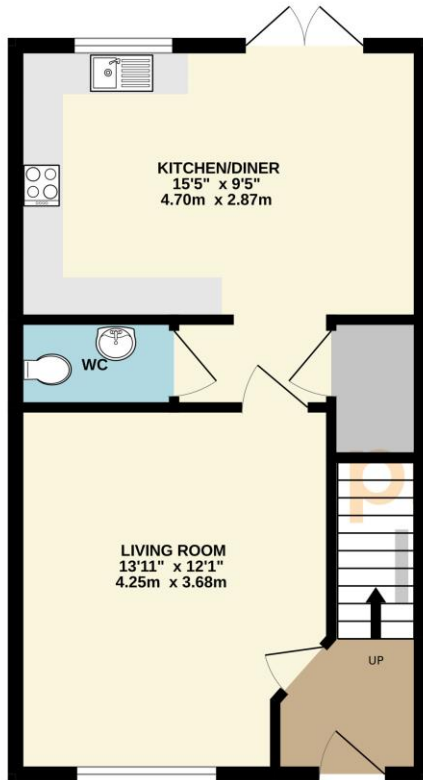


Outside

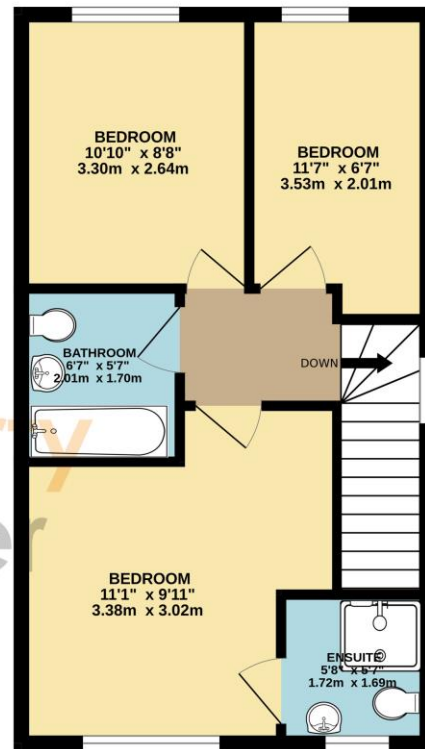
Outside, the property offers two allocated parking spaces.

The rear garden proves fully enclosed and low maintenance, consisting of artificial lawn and patio, along with the added convenience of an outdoor shed.

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS GAS, MAINS WATER, MAINS ELECTRICITY

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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