



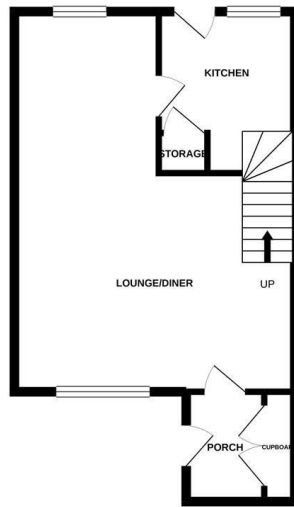
**8 Chartwell Court | Sprowston | Norwich | NR7 8TS**

**Offers In Excess Of £230,000**

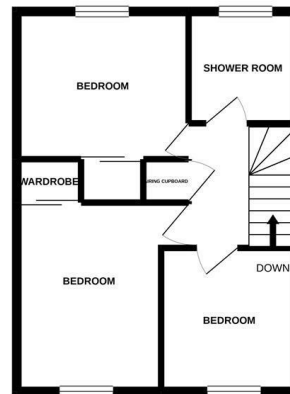
**\*\*NO ONWARD CHAIN AND EN BLOC GARAGE\*\*** Gilson Bailey are delighted to offer this spacious three bedroom end terraced house located in the popular suburb of Sprowston with accommodation comprising entrance porch, open plan 23' lounge/diner and kitchen to the ground floor. On the first floor there are three bedrooms and a modern shower room off-landing. Outside to the front and side there are lawned gardens and to the rear there is an enclosed, shingled garden and en-bloc garage. The house benefits from double glazing and gas fired central heating (boiler fitted in 2017). The property would make a great first time purchase or buy-to-let investment and early internal viewing is strongly recommended.



GROUND FLOOR



1ST FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not linked and no guarantee as to their operation or existence can be given.  
Made with floorplan (©2020)

## 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 Porch

With door to:

### Lounge/Diner 23'3" x 17'3"

Double glazed windows to front and rear, two radiators, stairs to first floor.

### Kitchen 9'10" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, cooker (included in the sale), washing machine and fridge/freezer, double glazed window to rear, uPVC door to rear, radiator.

### First Floor Landing

With doors to all bedrooms and shower room.

### Bedroom One 11'6" x 11'2"

Double glazed window to front, radiator, built-in wardrobes.

### Bedroom Two 11'2" x 9'1"

Double glazed window to rear, radiator, built-in wardrobes.

### Bedroom Three 8'4" x 7'9"

Double glazed window to front, radiator.

### Shower Room 6'10" x 5'10"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window to rear, heated towel rail.

### Outside - Front/Side

Lawned gardens with path to front door.

### Outside - Rear


Shingled garden, enclosed by timber fencing with rear gate access to:

### En-Bloc Garage





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Norwich City Council

#### 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.

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