



01603 620551  
arnoldskeys.com

3  1  2 

Randall Road . Sprowston . NR7 8GA

Asking Price of **£212,000**



**A PLEASANTLY POSITIONED THREE BEDROOM END TERRACED HOUSE WITH A DRIVEWAY FOR TWO CARS AND AN ENCLOSED REAR GARDEN. THIS PROPERTY IS OFFERED FOR SALE ON THE OPEN MARKET DISCOUNT SCHEME.**

**DESCRIPTION** This property offers very well-presented accommodation and the angled design makes it a far more interesting home than the norm. An entrance lobby takes you into the kitchen/diner with a spacious feel and fully integrated appliances including a fan assisted oven, induction hob with a stainless-steel extractor above, dishwasher and washing machine and separate fridge and freezer. The dual aspect lounge has UPVC double glazed doors to the rear garden and a pleasant view to the front along Southall Way to the woods beyond. There is a ground floor cloakroom, en-suite shower room with a large shower cubicle and a bathroom. In addition, the property has the benefit of fibre broadband, gas central heating via a combination boiler and UPVC double glazed windows. This property is an affordable home with a restriction on title to ensure the discount on future resale. For further information on the Open Market Discount Scheme and eligibility criteria please call the office on 01603 620551.

**LOCATION** Randall Road is conveniently located to the north east of the city in the popular suburb of Sprowston. Local amenities include shops and supermarkets, all levels of schools, a public house/carvery restaurant and medical and dental surgeries. There is easy access from here to the Broadland Northway, Norwich International Airport and the Norfolk Broads.



3

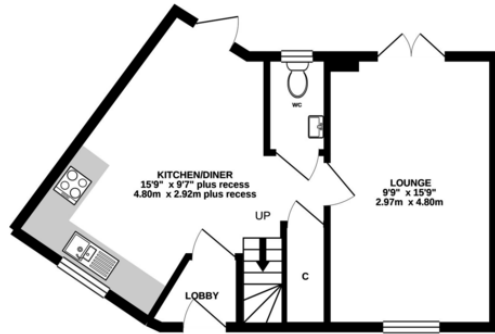


Arnolds | Keys

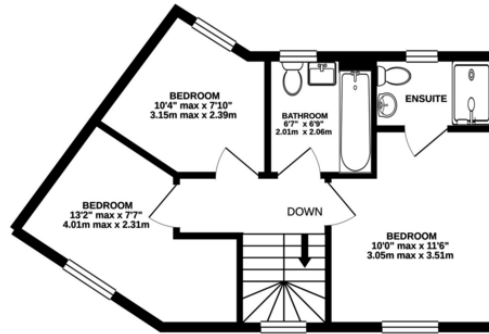




GROUND FLOOR



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 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.  
Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**AGENT'S NOTE:** The photographs of this property have been taken with a wide-angle lens. Due to the shape of the rooms, interested parties should check room measurements themselves prior to purchase.

**Open Market Discount Scheme –**

All applicants will need to have a local connection to Broadland District.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



01603 620551  
arnoldskeys.com

city@arnoldskeys.com

Arnolds | Keys