



42 Aylsham Road | | Norwich | NR3 3ES

Price Guide £280,000

GUIDE PRICE: £285,000 - £290,000 ****INCREDIBLY SPACIOUS HALL ENTRANCE TERRACE IN A REQUESTED NR3 LOCATION**** Gilson Bailey are delighted to offer this **LARGE, BAY FRONTED, HALL ENTRANCE, TWO BEDROOM** (formerly a three bedroom), **MID TERRACE HOUSE** situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall, bay fronted lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are **TWO BEDROOMS** and a bathroom off landing. Outside there is a paved front garden, permit parking and a **NON-BISECTED REAR GARDEN** with rear gate access. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would suit a wide array of buyers so be quick to book a viewing.





Location

Aylsham Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

Lounge 16'4" x 11'9"

Double glazed windows, radiator, cast iron fireplace.

Dining Room 13'2" x 9'8"

Double glazed window, radiator.

Kitchen 13'7" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and freezer, double glazed window, radiator.

Utility Room 5'11" x 5'6"

Fitted base units with worktops over, space for washing machine, double glazed window, PVC door.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 15'7" x 12'11"

Patio doors leading to balcony, radiator.

Bedroom Two 13'2" x 9'8"

Double glazed window, radiator, built in wardrobe.

Bathroom 10'10" x 8'0"

Shower cubicle, bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Paved garden enclosed by walling with path to front door.

Outside Rear

Non-bisected paved garden enclosed by fencing with rear gate access.

Local Authority

Norwich City 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		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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