

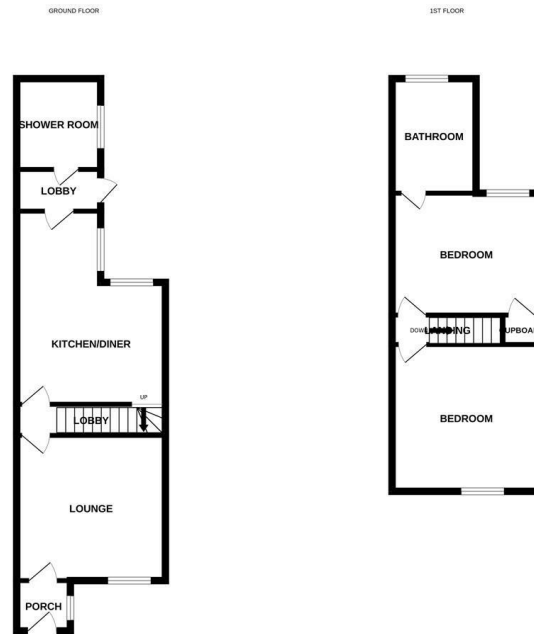


118 Aylsham Road | | Norwich | NR3 2HZ

Offers In Excess Of £215,000

****EXCELLENT FIRST TIME PURCHASE WITHIN WALKING DISTANCE TO THE CITY CENTRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, PORCH ENTRANCE, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, kitchen/diner and shower room to the ground floor. On the first floor there are TWO BEDROOMS OFF LANDING with bedroom two having an EN-SUITE BATHROOM. Outside there is a small lawned front garden and a good sized, bisected rear garden with timber decking seating area. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





Weist every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for information purposes only and should be used as such by any prospective purchaser. The layout, contents and specifications shown hereon are deemed best and no guarantee is to be taken as to their accuracy or otherwise and no liability is given.
Made and Modified 12/2024

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 Porch

Door to:

Lounge 11'11" x 11'11"

Double glazed window, radiator.

Kitchen/Diner 15'5" x 11'11"

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

Shower Room 7'3" x 6'5"

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'11" x 11'10"

Double glazed window, radiator.

Bedroom Two 12'0" x 10'0"

Double glazed window, radiator, storage cupboard.

Bathroom 8'0" x 6'11"

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

Outside Front

Lawned garden with path to front door.

Outside Rear

Bisected lawned garden, timber decking seating area, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

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		87
(69-80) C	67	
(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

Norwich City Council, Tax Band B

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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