

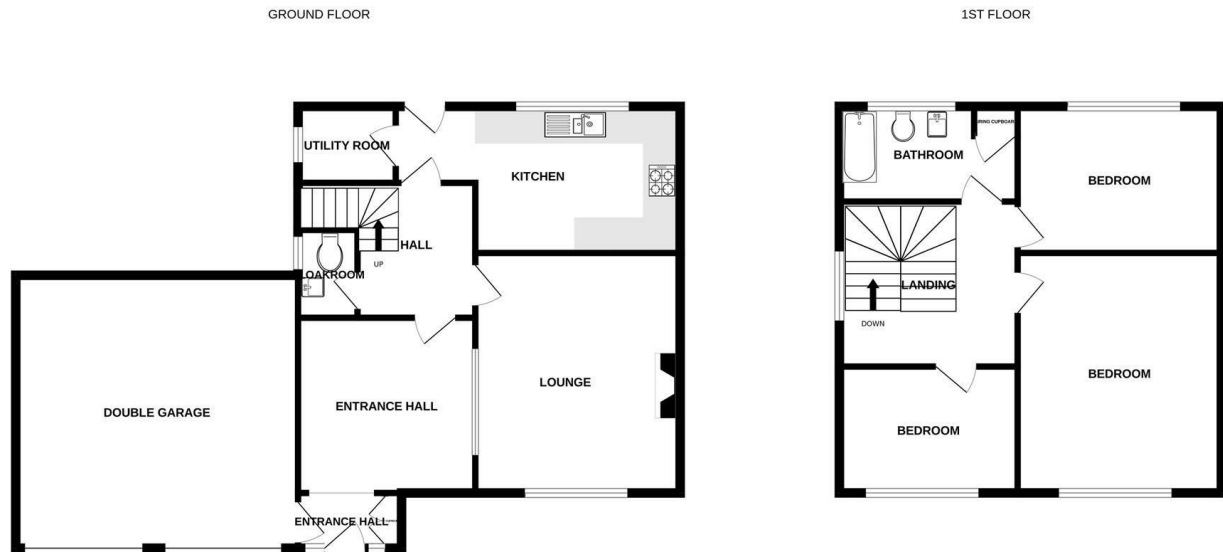


33 Aylesbury Close | | Norwich | NR3 3LB

£280,000

****SEMI DETACHED HOUSE IN A QUIET NR3 CUL-DE-SAC LOCATION**** Gilson Bailey are delighted to offer this LARGE, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance hall/study area, lounge/diner, kitchen, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a FRONT DRIVEWAY PROVIDING OFF ROAD PARKING leading to a DOUBLE GARAGE and to the rear there is an enclosed, rear garden. The house benefits from double glazing, gas heating and the current vendors have found a new build property. The property would make a great first time purchase or family home so be quick to book a viewing.





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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Location

Aylesbury Close is located just off Elm Grove Lane, close by to a great selection of local amenities including shops, schooling for all ages, parks and local pubs, there are also excellent bus links to and from the City centre, and easy access to Norwich Ring Road. The property would make an excellent family home and internal viewing is highly recommended.

Accommodation Comprises

Front door to:

Entrance Hall 10'11" x 7'3"

With study area.

Lounge/Diner 14'10" x 12'8"

Double glazed window, radiator.

Kitchen 15'2" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, door to rear.

Utility Room 5'10" x 5'4"

Space for washing machine and tumble dryer, radiator, frosted double glazed window.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'9" x 11'2"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'1" x 9'8"

Double glazed window, radiator.

Bedroom Three 9'4" x 7'10"

Double glazed window, radiator.

Bathroom 9'4" x 5'11"

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

Outside Front

Lawned garden and driveway providing off road parking leading to a double garage.

Outside Rear

Lawned garden enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band C.

Tenure


Freehold

Utilities

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		81
(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 C

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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