



242 Aylsham Road | | Norwich | NR3 2RG

Offers In Excess Of £170,000

****OVER PASSAGE BAY FRONTED TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this SPACIOUS, OVER PASSAGE, BAY FRONTED, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising entrance porch, lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are TWO LARGE BEDROOMS OFF LANDING with one bedroom having an EN-SUITE BATHROOM. Outside there is a small low maintenance front garden and a bisected, rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment 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 Porch

Door to:

Lounge 14'4" x 11'3"

Double glazed window, radiator.

Dining Room 11'3" x 11'3"

Double glazed window, radiator.

Kitchen 8'0" x 6'0"

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

Shower Room 6'0" x 5'2"

Walk-in shower, low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 15'0" x 11'5"

Double glazed window, radiator, storage cupboard.

Bedroom Two 15'2" x 11'2"

Double glazed window, radiator.

Bathroom 8'1" x 6'0"

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

Outside Front

Low maintenance garden with steps to front door.

Outside Rear

Bisected lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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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