

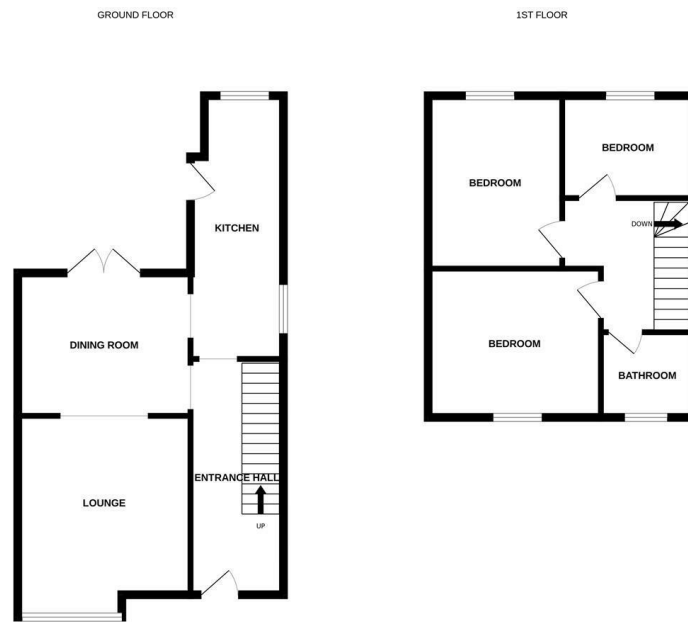


**74 Aylsham Road | | Norwich | NR3 2HE**

**Guide Price £270,000**

**\*\*GUIDE PRICE £270,000 - £280,000 EXTENDED SEMI DETACHED HOUSE WITH LOVELY REAR GARDEN VIEWS\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a DRIVEWAY to the front providing off road parking and to the rear there is a large lawned garden with raised timber decking ideal for relaxing or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. 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, stairs and any other items are approximate and no responsibility is taken for any mis-omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measures, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaphor 03/05/16

## 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 dining room, kitchen and stairs to first floor.

### Lounge 13'8" x 10'1"

Double glazed window, radiator.

### Dining Room 11'9" x 9'8"

Patio doors, radiator.

### Kitchen 17'11" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine, dishwasher and tumble dryer, two double glazed windows, radiator, door to rear.

## First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'10" x 10'0"

Double glazed window, radiator.

### Bedroom Two 11'10" x 8'11"

Double glazed window, radiator.

### Bedroom Three 8'2" x 7'0"

Double glazed window, radiator.

### Bathroom 6'9" x 5'10"

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

## Outside Front

Brick weave driveway providing off road parking.

## Outside Rear

Timber decking seating area, large lawned garden, enclosed by hedging and fencing.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold


## Utilities

Full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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