



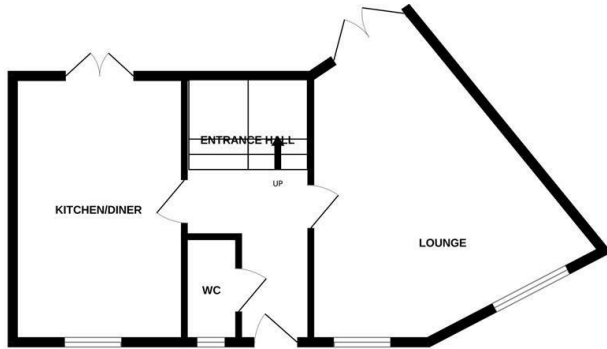
17 Hobart Lane | Aylsham | Norwich | NR11 6FA

Guide Price £270,000

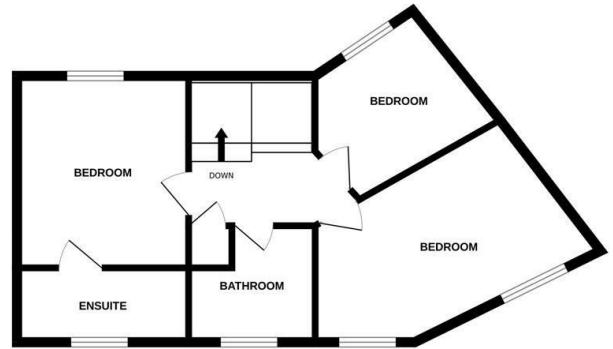
****GUIDE PRICE £270,000 - £280,000 EXCELLENT FIRST TIME PURCHASE OVER LOOKING THE GREEN**** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, SEMI DETACHED HOUSE situated in the market town of Aylsham. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking that leads to a SINGLE GARAGE and an enclosed rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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

The historic market town of Aylsham is situated north of Norwich and has a great selection of local amenities including schooling for all ages, doctors, supermarket, shops, pubs, restaurants, marketplace and recreation ground. There is the added benefit of being within easy reach of the picturesque National Trust's Blickling Hall and you are within reasonable distance to the North Norfolk coastline.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 20'5" x 17'8"

Two double glazed windows, patio doors, radiator.

Kitchen/Diner 15'5" x 10'0"

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

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'1" x 10'2"

Double glazed window, radiator.

En-Suite

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

Bedroom Two 17'9" x 8'4"

Two double glazed windows, radiator.

Bedroom Three 12'0" x 6'10"

Double glazed window, radiator.

Bathroom

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

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Patio area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Service charge £200 per annum


Utilities

Full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(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

Broadland District 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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