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**1, AYLMER DRIVE
TILNEY ST LAWRENCE, PE34 4RQ**

THE PROPERTY: MODERN, TWO BEDROOMED SEMI BUNGALOW ON A CORNER PLOT IN THIS HIGHLY POPULAR RESIDENTIAL AREA, IN THIS HIGHLY POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL & PUB * LOVELY CONSERVATORY * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * FITTED KITCHEN WITH NEW WORLD ELECTRIC COOKER * ENCLOSED GARDENS TO RER * BRICK GARAGE PLUS OFF ROAD PARKING * IDEAL RETIREMENT, FIRST TIME BUY, OR INVESTMENT AS A BUY TO LET * VIEW QUICKLY!

THE PRICE:

£175,000

FREEHOLD EPC BAND

REF. 9036

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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COUNCIL TAX:

BAND B KINS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE:

From the Wisbech town centre roundabout take the exit signee West Walton & Walsoken. Follow the road for about 2.2 miles to a small roundabout and the first exit sign Walton Highway. Follow the road for about 3.8 miles then turn right into School Road. Follow the road to the crossroads by the Buck Pub and turn right, Aylmer Drive is shortly off right

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

LOUNGE: 16'(max) x 11'4"(max) with feature fire surround enclosing an electric fire;

FITTED KITCHEN:

14'2"(max) x 5'10"(max) with part tiled walls, range of wall cupboards, New World electric cooker, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unt with mixer tap & cupboards under, space/plumbing for automatic washing machine, laminate floor, NewLec electric water heater (not connected);

INNER HALL:

With built in linen cupboard;

UPVC CONSERVATORY:

14'5"(max) x 9'8"(max) with worktop with cupboards under, space/plumbing for tumble drier;

SHOWER ROOM/W.C.:

With pedestal wash basin with mixer tap, low level w.cx., Quadrant shower cubicle with Thermostatic shower, part tiled walls, extractor fan, Dimplex electric wall fan heater, shaver point;

BEDROOM NO 1:

11'2"(max) x 8'7"(max) with built in double wardrobe/cupboard with mirror doors

BEDROOM NO 2:

8'5"(max) x 8'2"(max) with fitted double wardrobe/cupboard;

OUTSIDE:

OIL STORAGE TANK: COLD WATER TAP: GRANT OIL FIRED COMBI BOILER

BRICK GARAGE:

16'10"(max) x 8'10"(max) with up & over door, power & lighting;

GARDENS:

Gardens to rear, enclosed with a brick wall and laid to lawn with shrubs, borders, pathways and a block paved patio. Tarmac off road parking space in front of the garage at the rear.



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