









## welcome to

# Jannys Close, Aylsham, Norwich

NO ONWARD CHAIN!

An extended Semi-Detached Bungalow, with 3 Bedrooms, Kitchen, Lounge/Diner & Shower Room. Externally the property has attractive gardens & an en-bloc Garage.













#### **Description**

Offered with No Onward Chain is this extended Semi-Detached Bungalow, set in an attractive cul-desac location, in the market town of Aylsham. Aylsham offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property enjoys 3 Bedrooms, re-fitted Kitchen, Lounge/Diner & re-fitted Shower Room. Outside offers attractive front & rear gardens and an en-bloc Garage.

#### **Entrance Porch**

Front door opens into hallway.

### Hallway

Door to Kitchen.

#### Kitchen

11' 1" x 7' 10" (3.38m x 2.39m)

Fitted with a range of wall & base units, work surface over with sink & drainer unit, which has a mixer tap and tiled splashback. Double electric oven & electric hob with cooker hood over and plumbing for washing machine. Built-in cupboard, double glazed window & UPVC door to outside.

#### Lounge

21' 5" max x 11' 6" (6.53m max x 3.51m)

TV point, radiator & front aspect double glazed window.

#### **Inner Hall**

Houses central heating boiler, cupboards & radiator. Doors to Bedrooms & Shower Room.

#### **Shower Room**

Suite comprising low level WC, wash basin & corner shower cubicle. Heated towel rail & double glazed window.



#### **Bedroom One**

13' x 9' 3" (3.96m x 2.82m)

One wall fitted with wardrobes with sliding doors, radiator & double glazed window.

#### **Bedroom Two**

8' 5" x 7' 10" (2.57m x 2.39m) Radiator & double glazed window.

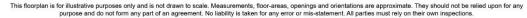
#### **Bedroom Three**

8' 6" x 8' 4" (2.59m x 2.54m)

Radiator, double glazed window & UPVC door to outside.

#### **Outside**

The property can be found down a pathway & has attractive front and rear gardens, and there is also an en-bloc Garage.







## welcome to

# Jannys Close, Aylsham, Norwich

- NO ONWARD CHAIN
- Extended Semi-Detached Bungalow
- 3 Bedrooms
- Lounge/Diner & Re-fitted Kitchen
- Re-fitted Shower Room
- Attractive Front & Rear Gardens
- En-Bloc Garage
- Sought after Market Town Location

Tenure: Freehold EPC Rating: C

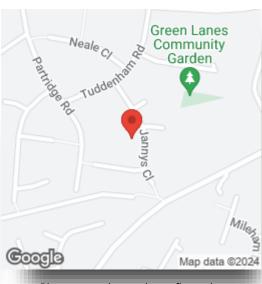
offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109259



Property Ref: AYS109259 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH, Norfolk, NR11 6EL



williamhbrown.co.uk