



**Hobart Lane, Aylsham, Norwich, NR11 6FA**



**welcome to**

**Hobart Lane, Aylsham, Norwich**

**NO ONWARD CHAIN!**

A well-presented, Mid-terrace 'Coach House' set on the Willow Park Development on the edge of Aylsham. The property enjoys 2 Bedrooms, Lounge/Diner, fitted Kitchen and Bathroom. Outside the property has parking, Garage and an enclosed garden.



## Description

This property is offered with No Onward Chain & situated in an ideal location on the Willow Park Development in the sought after market town of Aylsham, which 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 a convenient Entrance Hall, Lounge/Diner, fitted Kitchen with integrated appliances, 2 Bedrooms & Bathroom. Outside offers Garage with up & over door and an enclosed rear garden.

## Entrance Hall

Front door opens into hall with stairs leading to first floor, walk-in cupboard housing boiler, wood effect floor & radiator.

## Landing

Double coat cupboard, radiator & double glazed window. Doors open to Lounge, Bedrooms & Bathroom.

## Lounge / Diner

15' 3" x 9' 8" (4.65m x 2.95m)  
TV point, wood effect floor, 2 radiators & 2 double glazed windows. Opens to Kitchen.

## Kitchen

10' 10" x 7' 4" (3.30m x 2.24m)  
Fitted with a range of wall & base units, wood work top with matching upstand and inset stainless steel sink & drainer unit. Integrated dishwasher, washing machine & fridge/freezer, electric oven & electric hob with stainless steel splash back & cooker hood over. Spotlights, radiator & double glazed window.

## Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m)  
Built-in wardrobe, over stairs cupboard, TV point, radiator & 2 double glazed windows, with views across to green area.

## Bedroom Two

8' x 7' 8" (2.44m x 2.34m)  
Radiator & double glazed window.

## Bathroom

Suite comprising low level WC, wash basin & bath with shower over. Spotlights, radiator & double glazed window.

## Outside

The property has a single Garage with up & over door and an enclosed rear garden laid with astro turf.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/AYS107809](http://williamhbrown.co.uk/Property/AYS107809)



welcome to

## Hobart Lane, Aylsham, Norwich

- NO ONWARD CHAIN
- 2 Bedroom Coach House
- Lounge/Diner & Kitchen
- Fitted Bathroom
- Garage & Enclosed Rear Garden
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/AYS107809](https://williamhbrown.co.uk/Property/AYS107809)



Property Ref:  
AYS107809 - 0004

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, and Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01263 735252**



[Aylsham@williamhbrown.co.uk](mailto:Aylsham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**