

Hobart Lane, Aylsham, Norwich, NR11 6GG



welcome to

Hobart Lane, Aylsham, Norwich SOLD SUBJECT TO CONTRACT BEFOR MARKETING!













Entrance Hall

Amtico flooring, radiator & stairs to first floor with under stair cupboard.

Cloakroom

Suite comprising low level WC & wash basin. Amtico flooring, radiator & double glazed window.

Lounge

18' 2" max x 15' 7" max (5.54m max x 4.75m max) TV & BT point, radiator, 2 double glazed windows & patio doors.

Kitchen / Diner

16' 3" x 9' 11" (4.95m x 3.02m) Fitted with a range of wall & base units, work surface over with matching upstand and sink & drainer unit. Oven and gas hob with glass splash back & cooker hood over, Zanussi integrated appliances to include fridge/freezer, dishwasher & washer/dryer. Gas central heating boiler, Amtico floor, radiator, double glazed windows & double doors to outside.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom One

11' 11" x 10' 3" (3.63m x 3.12m) Fitted wardrobe, TV point, radiator & double glazed window. Door to En-suite.

En-Suite

Part-tiled suite comprising low level WC, wash basin vanity unit & shower cubicle. Extractor, spotlights, heated towel rail & double glazed window.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Bedroom Two

11' 2" max x 7' 8" (3.40m max x 2.34m) Radiator & double glazed window.

Bedroom Three

10' 6" max x 7' 7" (3.20m max x 2.31m) Radiator & 2 double glazed windows.

Bathroom

Suite comprising low level WC, wash basin vanity unit & bath with mixer taps. Wood effect flooring, spotlights & heated towel rail.

Outside

The side of the property has parking and an attractive, well-kept rear garden which is low maintenance with raised beds, patio area.



welcome to

Hobart Lane, Aylsham, Norwich

- Superb home!
- 3 Bedrooms
- Well-presented throughout
- •
- •

Tenure: Freehold EPC Rating: A

£280,000



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Property Ref: AYS109512 - 0002 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.

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william h brown

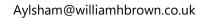


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Map data ©2024

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

Please note the marker reflects the

postcode not the actual property



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