



**Burgh Road, Aylsham, Norwich, NR11 6AJ**

**welcome to**

**Burgh Road, Aylsham, Norwich**

**NO ONWARD CHAIN!**

Don't miss this fantastic 2 Bedroom detached residence, located a short distance from the centre of the popular market town of Aylsham. Internal accommodation comprises Entrance Hall, Kitchen/Diner & First Floor Lounge, while outside offers courtyard garden & resident parking.





## Description

Offered with No Onward Chain, is a rare opportunity to buy an over 55's detached property, close to the centre of the popular 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 itself enjoys internal accommodation to include a double aspect Kitchen/Diner, first floor Lounge, 2 Bedrooms, Bathroom & Shower Room. The property further benefits from electric under floor heating & double glazed window. Outside offers a small courtyard garden to the front & communal parking to the rear.

## Entrance Hall

Entrance door opens into hallway with stairs to first floor, under stairs cupboard, under floor heating and double glazed window. Doors open to Kitchen/Diner & Shower Room.

## Kitchen / Diner

17' 3" + bay x 9' 11" (5.26m + bay x 3.02m)

A double aspect room fitted with a range of base and wall level units, work surface over with stainless steel single drainer sink unit. Double electric oven, electric hob and cooker hood, integral washing machine and dishwasher and integral fridge/freezer. Telephone point, TV point, wood effect vinyl flooring with under floor heating and double glazed bay window.

## Shower Room

Suite comprising low level WC, wash basin & corner shower cubicle. Extractor fan, fully tiled walls, under floor heating and double glazed window.

## First Floor Landing

Airing cupboard and double glazed window. Doors open to Lounge, Bedrooms & Bathroom.

## Lounge

17' 3" + bay x 13' 2" (5.26m + bay x 4.01m)

TV point, telephone point, under floor heating, double glazed window and double glazed bay window.

## Bedroom One

12' 7" max x 11' 5" + door recess (3.84m max x 3.48m + door recess)

Built-in wardrobes, telephone point, under floor heating and double glazed window.

## Bedroom Two

13' 6" max x 7' 11" + wardrobe (4.11m max x 2.41m + wardrobe)

Built-in wardrobe and over stairs cupboard, under floor heating and double glazed window.

## Bathroom

Suite comprising low level WC, wash basin & bath with mixer taps and shower attachment. Extractor fan, shaver point, part-tiled walls, wood effect vinyl floor with under floor heating and double glazed window.

## Outside

To the front of the property is a paved approach with a small courtyard garden.

To the rear is communal parking.

## Agent's Note

Please note there is a 6 monthly service charge on this property. This includes 24/7 pendant assistance alarm, water supply, drainage/sewerage, external decoration, gardening and window cleaning. Please call for more information.



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](http://www.focalagent.com)



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welcome to

## Burgh Road, Aylsham, Norwich

- NO ONWARD CHAIN
- Detached over 55's Property
- 2 Bedrooms
- First Floor Lounge
- Open Plan Kitchen/Diner
- Bathroom & Shower Room
- Small Courtyard Garden
- Communal Parking to Rear

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109224 - 0002

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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.



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