



**Hungate Street, Aylsham, Norwich, NR11 6JZ**

**welcome to**

**Hungate Street, Aylsham, Norwich**

Don't miss this well presented first floor flat that enjoys 2 Double Bedrooms, Fitted Kitchen, Bathroom and Lounge. This property has double glazed windows, Gas CH and outside enjoys 1 parking space & a communal garden.



### Entrance Hall

Stairs to first floor, double glazed window, airing cupboard, loft access, wood effect floor.

### Lounge

13' x 10' 8" (3.96m x 3.25m)

Two double glazed windows, TV point, wood effect floor.

### Kitchen

10' 8" x 10' (3.25m x 3.05m)

Fitted with a range of wall and base level units, work surface with matching upstand, electric hob with hood over, electric oven, plumbing for washing machine, stainless steel sink and drainer, two double glazed window, central heating boiler, radiator, tile effect floor.

### Bedroom 1

14' 6" x 9' 9" (4.42m x 2.97m)

Wood effect floor, double glazed window, TV point, radiator.

### Bedroom 2

11' 8" x 10' 6" (3.56m x 3.20m)

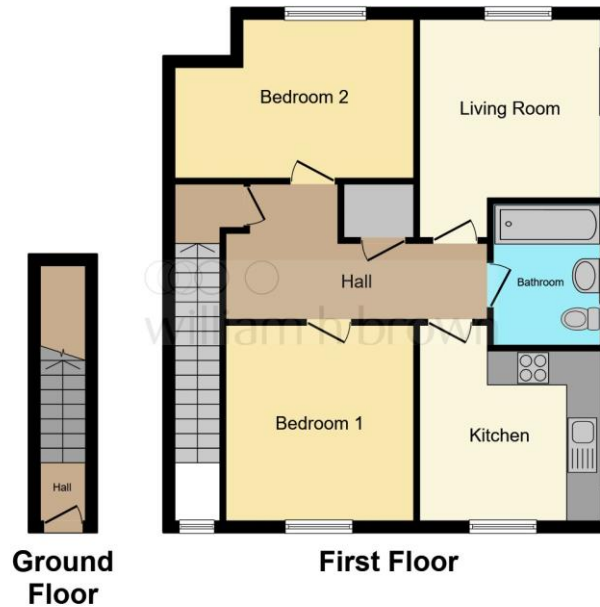
Wood effect floor, double glazed window, 2 TV points, radiator.

### Bathroom

Fitted with a suite comprising bath with shower over, low level WC, wash hand basin, vinyl tile effect floor, double glazed window, extractor fan, spotlights.

### Outside

The property has 1 allocated parking space and use of a communal garden which is paved.



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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## Hungate Street, Aylsham, Norwich

- Impressive First Floor Flat
- 2 Double Bedrooms
- Fitted Kitchen
- Gas CH, Double glazing
- Allocated Parking Space
- Communal Garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109654 - 0005

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