



Copeman Road, Aylsham, Norwich, NR11 6JL

welcome to

Copeman Road, Aylsham, Norwich

>> NO ONWARD CHAIN <<

A 2 double bedroom semi-detached bungalow in the market town of Aylsham with accommodation comprising Kitchen/Diner, Lounge, Conservatory & Shower Room. Outside has ample driveway parking, Garage & large rear garden.



Description

Offered with No Onward Chain don't miss this exceptionally spacious and extended semi-detached bungalow, situated on a larger than average plot in 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.

This property has scope for improvement and extension (stpp) and enjoys internal accommodation to include fitted Kitchen/Diner, Lounge with electric fire, Conservatory, 2 double Bedrooms and Shower Room. Outside offers ample off-road driveway parking, detached Garage & large gardens.

Conservatory

11' 11" x 7' 4" (3.63m x 2.24m)

Brick base with double glazed windows and door to Kitchen/Diner.

Kitchen / Diner

14' plus door recess x 8' 7" (4.27m plus door recess x 2.62m)

Fitted with a range of wall & base units, work surface over with tiled splash back & stainless steel sink and drainer, electric cooker and fridge/freezer. Radiator & double glazed window with view over rear garden.

Lounge

19' 10" x 10' 2" max (6.05m x 3.10m max)

Electric fire with brick surround, TV point, radiator, double glazed window with view over rear garden and double glazed single patio door.

Inner Hall

Loft access, radiator and doors to Bedrooms & Shower Room.

Bedroom One

12' 10" max x 8' 8" (3.91m max x 2.64m)

Radiator and front & side aspect double glazed windows.

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

Radiator & front aspect double glazed window.

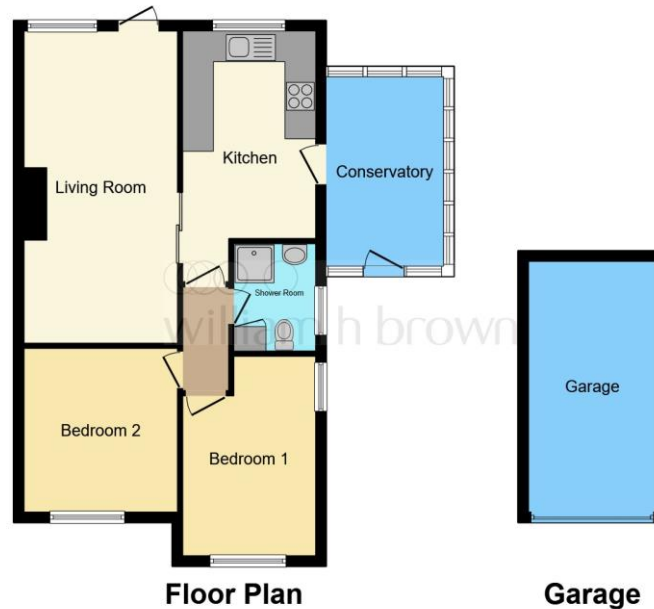
Shower Room

Suite comprising low level WC, wash basin vanity unit & shower cubicle. Airing cupboard, fully tiled walls, radiator & double glazed window.

Outside

To the front & side of the property is a large gravel driveway providing ample off-road parking which leads to a detached Garage with 2 double doors and side window.

The rear garden has a large lawn area, patio, vegetable garden and oil tank. There are also various outbuildings to include Summer House, Green House, wooden Shed & Outhouse.



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



view this property online williamhbrown.co.uk/Property/AYS109650



welcome to

Copeman Road, Aylsham, Norwich

- NO ONWARD CHAIN
- Semi-Detached Bungalow
- 2 Double Bedrooms
- Lounge, Kitchen/Diner & Conservatory
- Shower Room
- Off-Road Parking & Garage
- Large Rear Garden
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Awaited

guide price

£285,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/AYS109650](https://www.williamhbrown.co.uk/Property/AYS109650)



Property Ref:
AYS109650 - 0003

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 buyers 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.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



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



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