



**Swan Close, Aylsham, Norwich, NR11 6DT**



**welcome to**

**Swan Close, Aylsham, Norwich**

>>> NO ONWARD CHAIN <<<

A 2 Bedroom Semi-Detached Bungalow with Kitchen, Lounge, Conservatory and Wet Room, which has fantastic potential for updating throughout. Outside offers ample off-road parking and rear garden.



### Description

Offered with No Onward Chain is this Semi-Detached Bungalow set in a popular cul-de-sac location in the market town of Aylsham. The property enjoys internal accommodation to include Living Room with electric fire, fitted Kitchen, Conservatory, 2 Bedrooms & Wet Room. Outside offers rear garden & ample off-road parking.

Aylsham itself offers a range of amenities to include shops, restaurants, cafe's, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

## Entrance Hall

Front door opens into the hall with radiator & loft access. Doors to Living Room, Bedrooms & Wet Room.

## Wet Room

Tiled room with double glazed window & suite comprising low level WC, wash basin & shower area.

## Living Room

15' 11" x 11' 8" (4.85m x 3.56m)  
Electric fire, TV point, radiator & double glazed window. Door to Kitchen.

## Kitchen

6' 8" x 10' 1" (2.03m x 3.07m)  
Fitted with a range of wall & base units, work surface over with sink & drainer unit, cooker point & plumbing for washing machine. Wood effect flooring & door to Conservatory.

## Conservatory

19' 2" max x 9' 6" max (5.84m max x 2.90m max)  
Wood effect flooring, double glazed windows &  
double glazed door to rear garden.

## Bedroom One

12' 5" x 8' 5" (3.78m x 2.57m)  
Radiator & double glazed window.

## Bedroom Two

8' 11" x 9' 11" (2.72m x 3.02m)  
Radiator & double glazed window.

## Outside

To the front & side of the property is off-road parking.

To the rear is a lawned garden.



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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## **Swan Close, Aylsham, Norwich**

- NO ONWARD CHAIN
- Semi-Detached Bungalow
- 2 Bedrooms
- Kitchen, Lounge & Conservatory
- Wet Room
- Rear Garden & Ample Off-Road Parking
- Sought After Market Town Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109318 - 0004

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