









welcome to

Purdy Way, Aylsham, Norwich

A 2 Bedroom Bungalow in the market town of Aylsham with accommodation to include an updated Kitchen, Lounge, Conservatory and Bathroom. Outside has ample off-road parking, Garage and gardens.













Description

Located in the popular market town of Aylsham don't miss this extremely well-presented Bungalow which has been redecorated and has new floorings throughout! This property enjoys internal accommodation to include 2 Bedrooms, Bathroom, updated kitchen, Lounge & Conservatory. Outside offers ample off-road parking, Garage and attractive front and rear gardens.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

Entrance Hall

Door opens into hall with built-in cupboard, loft access, radiator & new carpet.

Lounge

16' 2" x 11' 8" (4.93m x 3.56m)

Recently fitted carpet, radiator, TV point & double glazed window to the front aspect.

Kitchen

8' 10" x 9' 7" (2.69m x 2.92m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit. Electric & gas cooker point with stainless steel cooker hood over. Wood effect vinyl flooring, radiator & door to Conservatory. Single glazed window with view into the Conservatory.

Conservatory

5' 5" x 11' 1" (1.65m x 3.38m)

Brick base with uPVC double glazed windows, plumbing for a washing machine, recently fitted carpet and door to outside.

Bedroom One

11' 8" x 11' 11" (3.56m x 3.63m)

New carpet, radiator & double glazed window with view over the rear garden.

Bedroom Two

9' x 9' 8" (2.74m x 2.95m)

New carpet, radiator & double glazed window with views to the front aspect.

Bathroom

Suite comprising WC, wash basin and bath with shower over. New vinyl flooring, radiator & double glazed window.

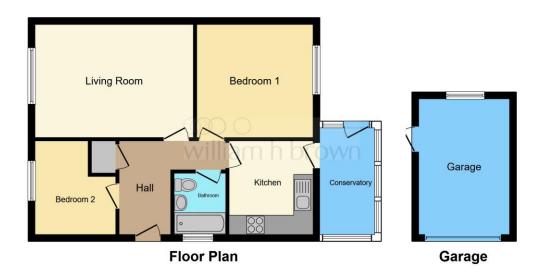
Outside

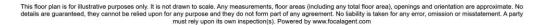
To the front of the property is a lawned garden with planted borders. To the side of the property is a long driveway providing off-road parking which leads to a single garage with up and over door.

The rear garden has a gate giving access into an attractive garden with patio area with planted borders and is completely enclosed.

Agent's Note

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask the Branch for more details.









welcome to

Purdy Way, Aylsham, Norwich

- Superb Semi-Detached Bungalow
- 2 Bedrooms
- Re-Decorated Throughout
- Updated Kitchen & New Floorings
- Attractive Gardens to the front & rear
- Ample Off-Road Parking & Garage
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£250,000

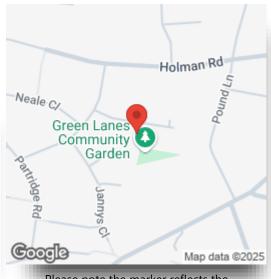


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Property Ref: AYS109888 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





Please note the marker reflects the postcode not the actual property





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