









## welcome to

## **Burgh Road, Aylsham, Norwich**

A detached 3 Bedroom Bungalow set within easy reach of Aylsham's town centre. The property requires updating throughout and offers excellent potential to extend or remodel (STPP). Benefiting from a generous plot, driveway parking, and a garage, this is an ideal opportunity to create your next home.













### **Description**

Detached Bungalow Requiring Updating - Close to Aylsham Town Centre.

Situated within easy reach of Aylsham's historic town centre, this detached Bungalow offers an excellent opportunity for those looking to modernise and add value.

The property features 3 well-proportioned Bedrooms, a spacious Living Area, Kitchen, and Bathroom, all requiring updating throughout. Outside, there is ample garden space with potential to extend (subject to planning permission), making it ideal for buyers seeking a project or wishing to create a home tailored to their needs.

Conveniently positioned for access to Aylsham's excellent range of local amenities, shops, and transport links, this property represents an ideal opportunity for purchasers seeking a project in a desirable and well-connected location.

#### **Entrance Hall**

Upvc front door opening into hallway, doors to Bedroom & Lounge

## Lounge/Diner

21' 5" x 13' 2" Max (6.53m x 4.01m Max) Double aspect room with two double glazed windows, two radiators, gas fire & TV point.

#### Kitchen

13' x 5' 11" (3.96m x 1.80m)

Fitted with a range of wall and base level units, work surface with tiled splashback, stainless steel sink and drainer unit & cooker point. Wood effect flooring, radiator, two single glazed windows and door to Conservatory.

### Conservatory

13' 7" x 8' (4.14m x 2.44m) Brick base with double glazed windows, door to Shower Room and radiator.

#### **Shower Room**

Fitted with a double shower cubicle, low level WC & wash hand basin. Wood effect flooring & radiator.

#### **Bedroom One**

11' 6" Max x 10' 6" (3.51m Max x 3.20m)

Double glazed window to the front aspect & radiator.

#### **Bedroom Two**

11' 6" x 8' 11" (3.51m x 2.72m)

Double glazed window, radiator & picture rails.

### **Bedroom Three**

11' 6" x 7' 5" (3.51m x 2.26m)

Double glazed window, loft access, radiator & picture rail.

#### **Outside**

To the front is a gate giving access to a generous gravel front garden offering parking. There is access to both sides of the bungalow to the rear garden which is well stocked with plants and shrubs.

## **Agent's Note**

The vendors have made us aware that the property may have had some historic movement. Further investigation may be required.



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





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## Burgh Road, Aylsham, Norwich

- Superb Location Close To The Centre of Aylsham
- Fantastic Potential To Extend (Stpp)
- Detached Bungalow
- 3 Bedrooms, Lounge/Diner
- No Onward Chain
- Ample Parking
- Attractive Gardens
- Would Benefit From Some Updating

Tenure: Freehold EPC Rating: Awaited

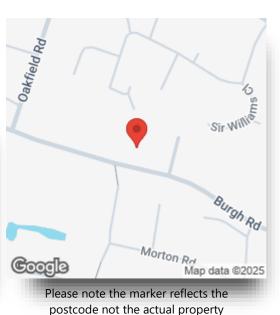
Council Tax Band: C

# £325,000









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Property Ref: AYS110065 - 0002 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.





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