



Holman Road, Aylsham Norwich NR11 6DN

welcome to

Holman Road, Aylsham Norwich

>> No Onward Chain <<

A fantastic opportunity to make this detached family house your own with flexible internal accommodation, lots of potential for improvement and upgrades throughout, and the benefit of a corner plot location in the sought after town of Aylsham.



Entrance Hall

Front door opens into hall with stairs to first floor, under stair cupboard and radiator.

Cloakroom

Suite comprising low level WC, wash basin, radiator & double glazed window.

Lounge

11' 9" Max x 18' 11" (3.58m Max x 5.77m)

Gas fire with surround, TV point, radiator, double glazed window with view over rear garden & sliding doors to outside.

Kitchen

9' 3" x 10' (2.82m x 3.05m)

Fitted with a range of wall & base units, work top over with tiled splashback, stainless steel sink & drainer unit and electric cooker point. Cupboard housing central heating boiler, built-in cupboard, radiator, double glazed window & upvc door to outside.

Dining Room

10' 1" x 9' 1" (3.07m x 2.77m)

Radiator & double glazed window.

First Floor Landing

Loft access, radiator & double glazed window. Doors to Bedrooms & Bathroom.

Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m)

Radiator & double glazed window.

Bedroom Two

8' 9" x 11' 10" max narrowing to 9' 10" min (2.67m x 3.61m max narrowing to 3.00m min)

Built-in cupboard, radiator & double glazed window.

Bedroom Three

10' 1" x 9' 7" (3.07m x 2.92m)

Radiator & double glazed window.

Bedroom Four

8' 9" x 7' 3" (2.67m x 2.21m)

Built-in wardrobe, radiator & double glazed window.

Bathroom

Suite comprising low level WC, wash basin and bath with shower over. Shaver point, radiator & double glazed window.

Outside

The property sits on a corner plot with a driveway leading to a single Garage to the side. There are gardens to the front, side & rear, with the front mainly laid to lawn with hedge border and an enclosed rear garden with patio area, lawned area & planted borders.

Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.



view this property online williamhbrown.co.uk/Property/AYS109962



welcome to

Holman Road, Aylsham Norwich

- No Onward Chain
- 4 Bedroom Detached House
- Kitchen, Lounge & Dining Room
- Downstairs Cloakroom & Upstairs Bathroom
- Great Potential for Improvement Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109962



Property Ref:
AYS109962 - 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