



Union Road, Aylsham, Norwich, NR11 6FS

welcome to

Union Road, Aylsham, Norwich

Don't miss this 3 Bedroom Semi-Detached House with Living Room, Kitchen/Diner, Cloakroom/Utility & Family Bathroom, offering two parking spaces and enclosed rear garden all within the popular market town of Aylsham. This property also enjoys solar panels.



Description

Don't miss this superb Semi-Detached home set on the popular David Wilson estate in the sought after market town of Aylsham. This property is a Discounted Market Sale Sold at 80% OMV* and enjoys internal accommodation to include Living Room, spacious Kitchen/Diner and Cloakroom to the ground floor whilst upstairs offers 3 Bedrooms and Family Bathroom. Outside has two parking spaces and garden.

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

Front door opens into hall with vinyl flooring, stairs to first floor, built-in cupboard and radiator. Door to Living Room.

Living Room

TV point, radiator, front aspect double glazed window and door to Kitchen/Diner.

Kitchen / Diner

Fitted with a range of wall & base units, work surface over with sink & drainer unit, electric oven with hob & cooker hood over, plumbing for dishwasher and houses central heating boiler. Access to understairs cupboard, wood effect flooring, radiator, rear aspect double glazed window & door to rear hall.

Rear Hall

Door to outside and internal doors to Cloakroom/Utility & Kitchen.

Cloakroom

Suite comprising low level WC, Wood effect floor, Wash hand basin and radiator.

First Floor Landing

Loft access and doors to Bedrooms & Bathroom.

Bedroom One

Built-in cupboard, TV point, radiator & 2 front aspect double glazed window.

Bedroom Two

TV point, radiator & rear aspect double glazed window.

Bedroom Three

Radiator & rear aspect double glazed window.

Bathroom

Suite comprising low level WC, wash basin and bath with central mixer tap & shower over. Extractor, vinyl flooring & heated towel rail.

Outside

The property has two parking spaces to the rear with a gate giving access to a rear garden which has a paved patio adjoining the property, lawn area beyond, shed and planted borders.

Agent's Note

As this is a resale of an affordable home, applicants will be assessed by the Council and against the following eligibility criteria: -

- 1 Total Household income cannot exceed £80,000
- 2 Property must be and remain owners' main residence (not second homes / buy to rent)
- 3 Applicants must demonstrate a local connection to Broadland District Council area

Any purchasers must be approved by the Council before sale can proceed.

*Open Market Value sold at up to 80% of current market value but the purchasers own 100% of the property. The 20% discount is retained in perpetuity by a restriction on the Land Registry title deeds.



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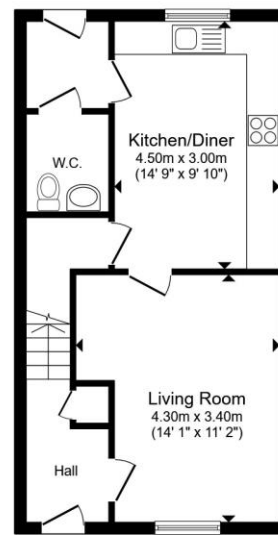
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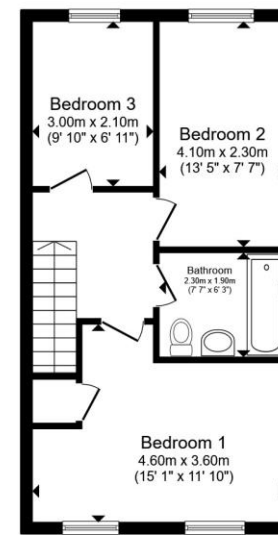
- Discounted Market Sale Sold at 80% OMV*
- 3 Bedroom Semi-Detached House
- Living Room & Kitchen/Diner
- Cloakroom/Utility & Family Bathroom
- Two Parking Spaces & Enclosed Rear Garden
- Solar Panels

Tenure: Freehold EPC Rating: A

Council Tax Band: B



Ground Floor



First Floor

£230,000

Total floor area 83.7 m² (901 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109663 - 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.

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