

# Arnolds | Keys



**13 Oakfield Road, Aylsham, NR11 6AL**

**Offers Over £300,000**

- THREE BEDROOMS
- FULL MODERNISATION REQUIRED
- CENTRAL LOCATION
- SEMI DETACHED PERIOD PROPERTY
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN

# 13 Oakfield Road, Aylsham NR11 6AL

**\*\* FULL RENOVATION REQUIRED \*\*** Arnolds Keys are delighted to offer this beautiful, three bedroom, semi detached period property in need of full renovation throughout, located on a quiet road within close proximity to Aylsham Market Place.

The living spaces are generous and retain some period features and character.

The accommodation comprises entrance hall, living room, dining room, kitchen and cloakroom to the ground floor with three bedrooms and a bathroom to the first floor.

Outside the property has an enclosed private garden with a range of mature, plants, trees and shrubs as well as a side access to the front and a hardstanding courtyard with access to a brick built storage area.



Council Tax Band: C



### **Entrance Hall**

Stairs to first floor, under stairs storage cupboard, doors to room.

### **Sitting Room**

Bay window to front.

### **Dining Room**

Window to rear.

### **Kitchen**

Door to garden, window to side.

### **Cloakroom**

Low level W/C, wall mounted wash basin.

### **Landing**

Doors to rooms, access to loft.

### **Bedroom**

Bay window to front, feature fireplace, storage cupboard.

### **Bedroom**

Feature fireplace, window to rear.

### **Bathroom**

Panelled bath, pedestal wash basin, window to rear.

### **Bathroom**

Window to front.

### **Outside**

Small front courtyard garden area.

Enclosed rear garden with a range of mature plants, trees and shrubs. Hardstanding courtyard leading to brick outbuilding.

Access to the side leading to the front of the property.

### **AGENTS NOTE**

This property is in need of a full modernisation and therefore any mortgage buyers are urged to seek advice from their lender or broker before arranging a viewing.



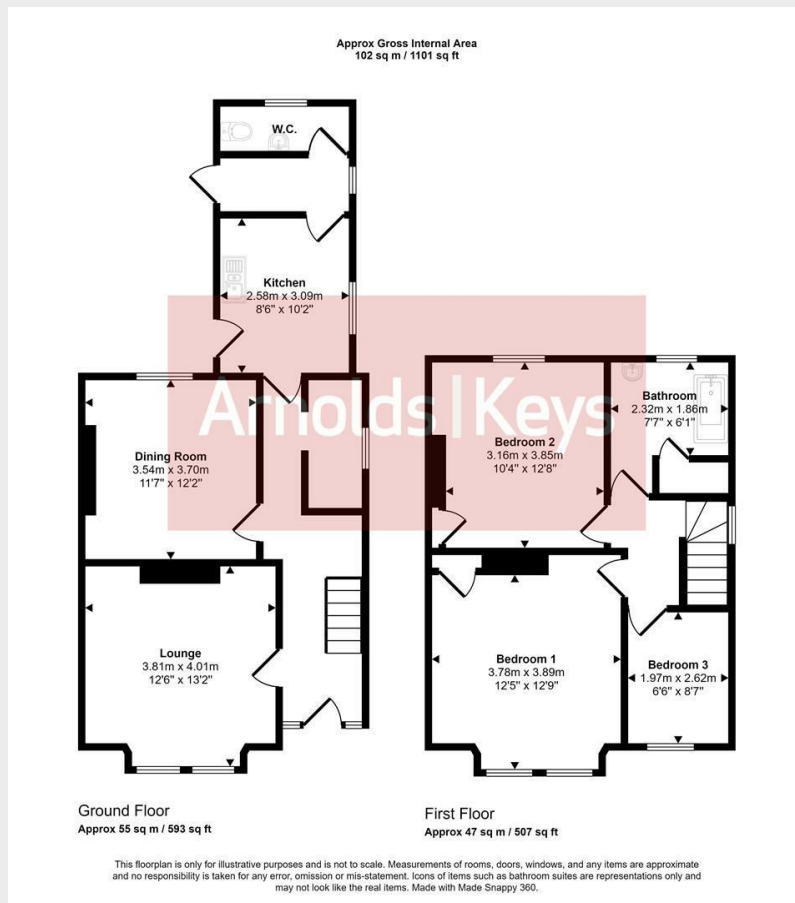


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>27</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.