



35 Holman Road, Aylsham, NR11 6BY

Offers Over £300,000

- CLOSE TO MARKET PLACE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOW MAINTENANCE GARDENS
- GARAGE
- WALKING DISTANCE TO AMENITIES

35 Holman Road, Aylsham NR11 6BY

Ideally positioned in a sought after location within walking distance to the market place in Aylsham, this three bedroom home offers versatile accommodation, occupying a corner position with off road parking and a garage.

 3  1  2  D

Council Tax Band: C



DESCRIPTION

This three bedroom semi detached home offers versatile accommodation and is conveniently located just a short walk from the market place in Aylsham, with easy access to all local amenities. The property occupies a corner position with front, side and rear gardens that are laid to shingle so are ideally low maintenance. There is also a driveway to the rear with access to the single garage.

The properties ground floor accommodation comprises of entrance hall, bathroom, dining room, living room with patio doors leading to the rear garden and a kitchen. To the first floor there are three bedrooms and a walk in storage cupboard off the landing.

ENTRANCE HALL

UPVC door to front entrance, built in storage cupboard with rail, laminate flooring, stairs to first floor with built in storage cupboard underneath, radiator.

DINING ROOM

Double glazed window to front, carpet flooring, skirting radiator.

LIVING ROOM

Double glazed sliding patio doors to rear patio, carpet flooring, skirting radiator.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with electric shower over, WC and vanity unit with inset wash hand basin, heated towel rail, vinyl flooring, shaver charging point.

KITCHEN

Dual aspect with double glazed windows to rear and side aspects, uPVC double glazed door to rear, fitted with a range of wall and base units with work surface over, inset stainless steel sink and drainer, electric hob with cooker hood over, integrated electric double oven, space and plumbing for a washing machine, dish washer and tumble dryer, under counter fridge, vinyl flooring, radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect, carpet flooring, built in storage cupboard with rail, walk in eaves storage room.

BEDROOM THREE

Double glazed window to rear aspect, carpet flooring, built in storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, radiator, built in wardrobes with sliding doors.

BEDROOM TWO

Double glazed window to front aspect, carpet flooring, radiator.

WALK IN STORAGE ROOM

Carpet flooring.

EXTERNAL

To the front the garden is laid to shingle with a paved pathway leading to the front door and is bordered with a range of mature shrubs and flowers. To garden wraps around the side to the rear of the property which is also laid to shingle with a patio seating area, greenhouse, and access to the single garage with electric door, power and lighting.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: C

Mains gas fired central heating.



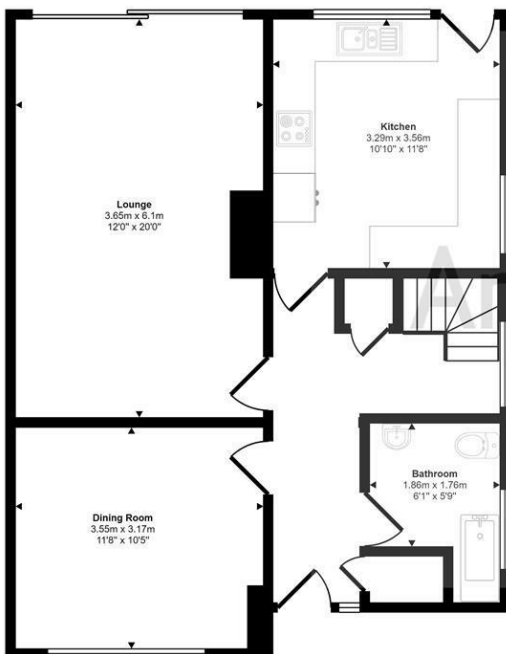
Viewings

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

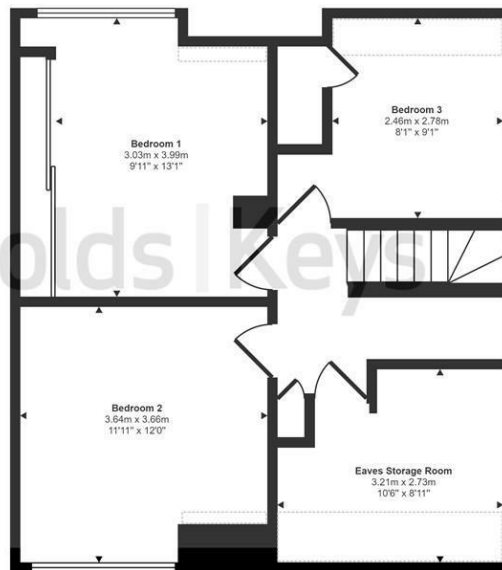
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

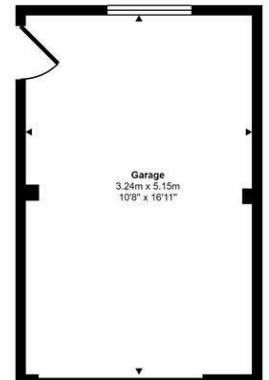
Approx Gross Internal Area
131 sq m / 1407 sq ft



Ground Floor
Approx 61 sq m / 654 sq ft



First Floor
Approx 53 sq m / 574 sq ft



Garage
Approx 17 sq m / 180 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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