

Arnolds | Keys



13 Morton Road, Aylsham, NR11 6BA

Guide Price £260,000

- NO ONWARD CHAIN
- GARAGE AND OFF ROAD PARKING
- BEAUTIFULLY PRESENTED ACCOMMODATION
- WELL MAINTAINED FRONT AND REAR GARDENS
- TWO BEDROOMS
- SOUTH FACING REAR GARDEN
- CLOSE TO AYLSHAM MARKET PLACE
- WALKING DISTANCE TO AMENITIES

13 Morton Road, Aylsham NR11 6BA

NO ONWARD CHAIN Ideally located just a short distance from the sought after market place in Aylsham, this two bedroom bungalow offers well presented accommodation with a south facing rear garden, garage and off road parking.



Council Tax Band: B



DESCRIPTION

A beautifully presented bungalow situated close to the sought after market town of Aylsham, within walking distance to all local amenities. The property boasts a delightful south facing rear garden and a low maintenance front garden; both of which have been well maintained and also offer a driveway and single garage. The property internally offers bright accommodation with an entrance hall, living room, kitchen and two bedrooms and offers the perfect opportunity for those looking for a convenient and practical lifestyle.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC door with obscured glass panels to main entrance, radiator, carpet.

SHOWER ROOM

Double glazed window with obscured glass to side aspect, shower cubicle with mains connected shower over, WC, pedestal wash hand basin, radiator with towel rail over, tiled flooring.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, fitted wardrobe and drawer units.

LIVING ROOM

Double glazed window to front aspect, carpet, radiator, electric fireplace with tiled hearth, surround and mantle.

KITCHEN

A dual aspect room with double glazed window to front and side aspects, comprising wall and base units with worksurface over, inset one and a half sink and drainer, radiator, gas oven with four ring hob, space and plumbing for a washing machine, under counter fridge, vinyl tile effect flooring, radiator, built in storage cupboard.

EXTERNAL

The property presents well kept front and rear gardens, both are mainly laid to shingle with a range of mature shrubs and flowers. The driveway is laid to shingle and leads to the single garage, which has an up and over door, power and lighting. The rear garden is South facing and also features a shed.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.


Council tax band: B



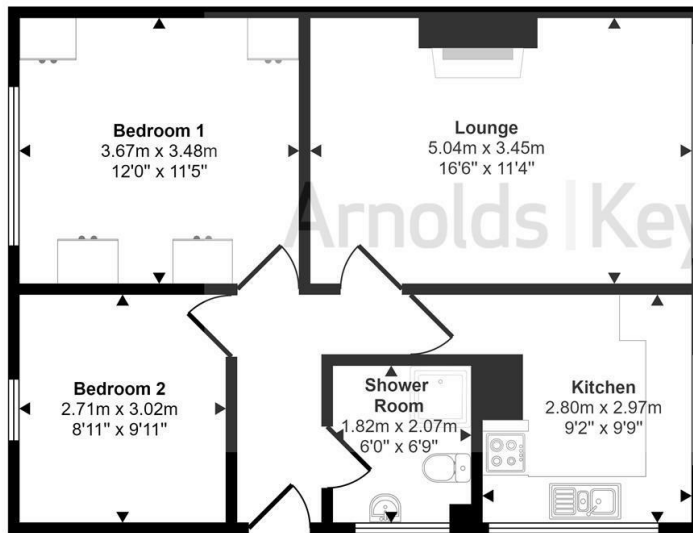
Viewings

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

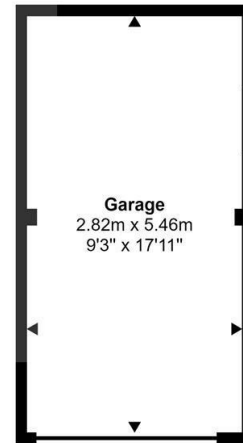
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(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
74 sq m / 797 sq ft



Floorplan
Approx 59 sq m / 631 sq ft



Garage
Approx 15 sq m / 166 sq ft

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 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.

