

# Arnolds | Keys



## The Gig House Church Terrace, Aylsham, NR11 6EQ

Offers Over £170,000

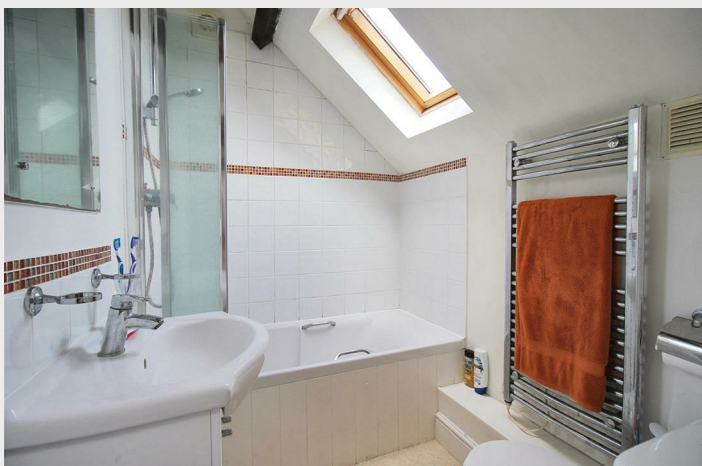
- OFF ROAD PARKING SPACE
- SHORT WALK FROM MARKET PLACE
- IDYLIC CHURCH TERRACE LOCATION
- NO ONWARDS CHAIN
- CHARACTERFUL ACCOMMODATION
- GROUND FLOOR CLOAKROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SPACIOUS PRINCIPLE BEDROOM

# The Gig House Church Terrace, Aylsham NR11 6EQ

**\*NO ONWARDS CHAIN\*** Tucked away within the heart of the sought after market town of Aylsham on the Church Terrace, this charming barn conversion offer characterful and convenient accommodation with off road parking.

 1  1  1  D

Council Tax Band: A



## **DESCRIPTION**

The Gig House is a unique and characterful property, tucked away down a private Loke within the heart of the market town of Aylsham, just a short stroll from the Church of St Michael. The property boasts charming and bright accommodation with an open plan living room/ kitchen and ground floor cloakroom. To the first floor is a spacious, dual aspect room with built in storage and an ensuite bathroom. The property further benefits from an off road parking space and is being sold with no onwards chain.

## **LOCATION**

The property is tucked away down a private Loke just off of Church Terrace, an idyllic location just a short walk from the Church of St Michael and the market place of Aylsham. The historic market town of Aylsham is highly sought after and boasts a range of local amenities from supermarkets, a doctors and dental surgery, opticians, local independent shops and a range of eateries.

## **ENTRANCE**

uPVC door to front entrance, carpeted stairs to first floor, electric wall mounted heater, double glazed window to side aspect, door to;

## **LIVING ROOM/ KITCHEN**

A dual aspect room with double glazed window to either side aspect.

The kitchen area comprises base units with an inset stainless steel sink and drainer, space and plumbing for a washing machine, integrated electric oven, four ring electric hob with cooker hood over and vinyl, tile effect flooring.

The living area is carpeted with a wall mounted electric heater. Door to;

## **CLOAKROOM**

Double glazed window to side aspect, WC, wash hand basin, electric heater, vinyl flooring, extractor fan.

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

A dual aspect room with two double glazed Velux windows to side aspect and one to front, carpet flooring, electric heater, built in wardrobe and separate airing cupboard with shelving units. Door to;

### **ENSUITE**

Double glazed Velux to side aspect, three piece suite comprising bath with mains connected shower over, WC, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl flooring.

## **EXTERNAL**

To the front of the barn is a small, walled courtyard which is laid to concrete and accessed through a timber gate.

There is a shingled parking area providing off road parking for one car.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, water and electricity connected.

Council tax band: A (Broadland)



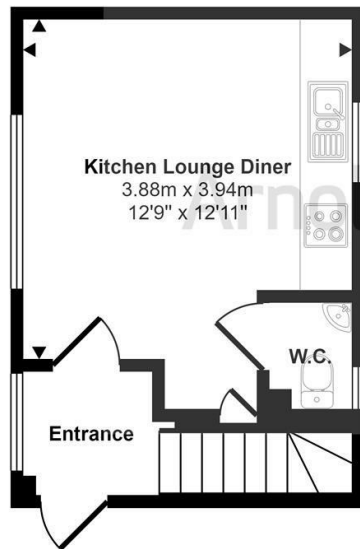
## Viewings

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

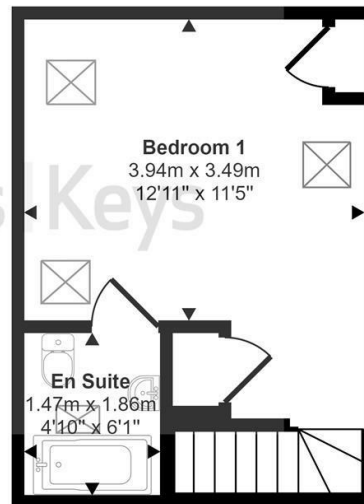
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
43 sq m / 462 sq ft



Ground Floor  
Approx 21 sq m / 231 sq ft



First Floor  
Approx 21 sq m / 231 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.

