

22 Liz Jones Way, Aylsham, NR11 6FL

Guide Price £220,000

- *NO ONWARD CHAIN*
- TWO DOUBLE BEDROOMS
- BRICK WEAVE OFF ROAD PARKING
- BRIGHT ACCOMMODATION
- MODERN DEVELOPMENT CLOSE TO MARKET PLACE
- GROUND FLOOR CLOAK ROOM
- GARDEN BACKING ONTO WOODLAND
- ENCLOSED REAR GARDEN

22 Liz Jones Way, Aylsham NR11 6FL

A modern, two bedroom home situated within a cul-de-sac forming part of a popular development close to the market place in Aylsham. The property benefits from off road parking to the front and an enclosed rear garden over looking woodland to the rear.



Council Tax Band: B



DESCRIPTION

Forming part of this modern development within the sought after market town of Aylsham, this two bedroom home offers the perfect opportunity for first time buyers or those looking for a convenient lifestyle close to amenities. The home offers off road parking to the front and an enclosed rear garden which backs onto woodland, adding a degree of privacy. Internally the property comprises entrance hall with a ground floor cloak room, living room and contemporary kitchen. To the first floor are two double bedrooms and a family bathroom.

ENTRANCE

uPVC door to front, carpet, carpeted stairs to first floor, cloakroom.

CLOAKROOM

Double glazed window to front aspect with obscured glass, carpet, WC, wash hand basin, radiator.

LIVING ROOM

Double glazed window to front aspect, laminate flooring, radiator, open to

KITCHEN

French doors to rear garden double glazed window to rear, vinyl flooring, wall and base units, space and plumbing for washing machine, one and a half stainless steel sink and drainer, space for fridge freezer, integrated electric oven with gas hob and cooker hood over, space and plumbing for a tumble dryer.

FIRST FLOOR LANDING

Carpet flooring, doors to all rooms:-

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mains connected shower over, WC, wash hand basin, heated towel rail, extractor fan.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to front, built in cupboard, carpet, radiator.

EXTERNAL

The property is approached to the front via a brick weave driveway providing off road parking for two vehicles. A side gate provides access to the rear garden which is mainly laid to lawn and features a variety of shrubs and a shed.

LOCATION

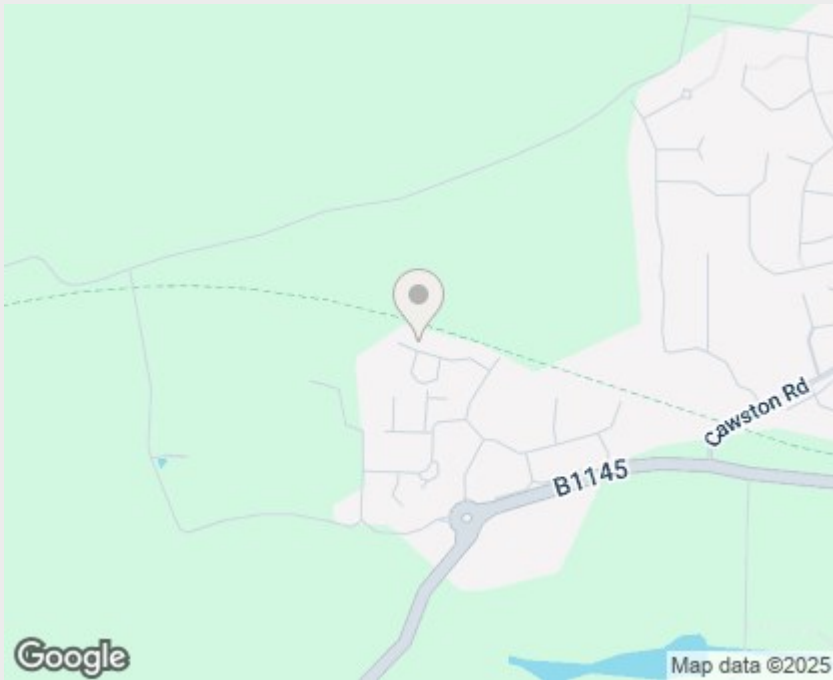
Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, gas and water connected.

Council tax band: B (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) A		95
(81-91) B	81	
(69-80) C		
(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
57 sq m / 611 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

