



3 Peabody Road, Aylsham, NR11 6FE

Asking Price £117,500

- 50% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO AYLSHAM MARKET PLACE
- MODERN AND PRACTICAL ACCOMMODATION
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY TO FRONT AND ALLOCATED SPACE TO REAR

3 Peabody Road, Aylsham NR11 6FE

50% SHARED OWNERSHIP This well presented modern home is ideally situated on the edge of a popular development close to the market place in Aylsham. The property boasts a **DRIVEWAY** with a further off road parking space to the rear and an **ENCLOSED GARDEN**.



Council Tax Band: B



DESCRIPTION

This well presented modern home is ideally positioned on the outskirts of a popular development just a short distance from the market place in Aylsham. The property is being sold as part of a shared ownership scheme and is available to purchase at a 50% share. The home offers bright and practical accommodation with an entrance hall leading to a ground floor cloakroom, kitchen and lounge/diner with patio doors to the rear garden, to the first floor are two double bedrooms and a family bathroom. There is a driveway to the front with a further parking space to the rear and an enclosed low maintenance garden.

ACCOMMODATION

ENTRANCE HALL

Composite door to front entrance, vinyl flooring, stairs to first floor with built in storage cupboard underneath.

KITCHEN

Double glazed window to front aspect, wall and base units with inset stainless steel one and a half sink and drainer, four ring electric induction hob with cooker hood over, fitted electric oven, space and plumbing for washing machine, space for free standing fridge freezer, radiator, vinyl flooring.

CLOAKROOM

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

LOUNGE/DINER

Double glazed French doors to rear garden, carpet, radiator.

FIRST FLOOR LANDING

Carpet, airing cupboard.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with electric Mira shower over, WC, pedestal wash hand basin, vinyl flooring, extractor fan, shaver charging point.

BEDROOM TWO

Two double glazed windows to front aspect, carpet, radiator.

EXTERNAL

To the front there is a gravel driveway with a paved pathway leading to the front door. The rear garden is fully enclosed and mainly laid to lawn with a patio area and shed, there is a gate leading to the allocated parking space at the rear.

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 NOTE

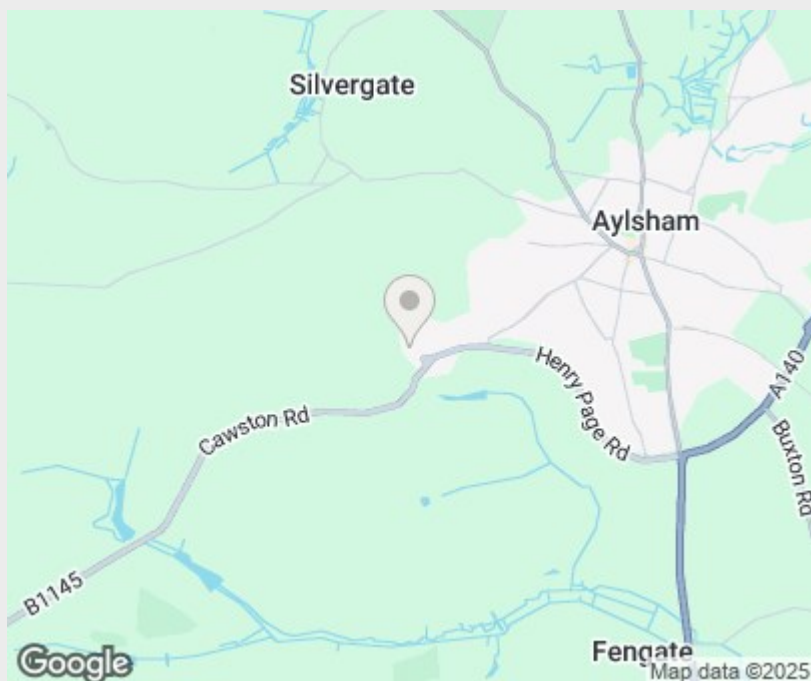
This property is Leasehold.

90 years remaining on lease.

Rent payable to Broadland Housing Association: £271.08 PCM.

Service charge (including buildings insurance): £52.79 PCM.

All mains services connected.



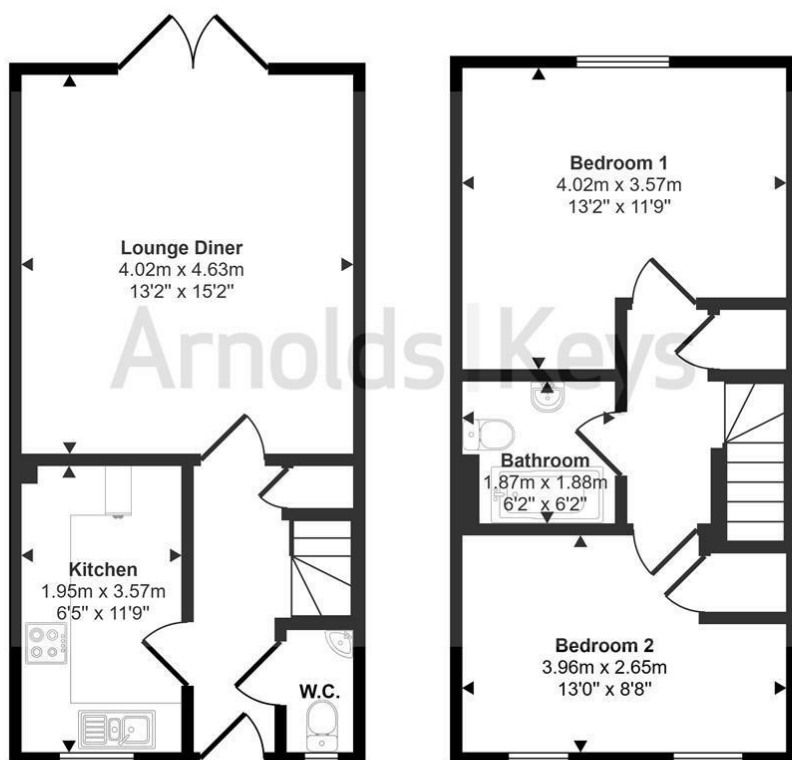
Viewings

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		96
(81-91) B	83	
(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
67 sq m / 722 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft

First Floor
Approx 33 sq m / 360 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.

