

LEASEHOLD

House - Terraced

PEABODY ROAD AYLSHAM NR11 6FE

50% Shared Ownership

£117,500

FEATURES

- 50% Shared Ownership
- Mid Terraced
- Hall Entrance
- Sitting/Dining Room
- Kitchen
- Popular Market Town
- Two Bedrooms
- Wc
- Family Bathroom
- Driveway



2 Bedroom House - Terraced located in Norwich

Welcome to Peabody Road in the charming town of Aylsham, this delightful terraced house offers a wonderful opportunity for those seeking a modern home in a vibrant community. Built in 2015, this property spans an impressive 775 square feet and is available under a 50% shared ownership scheme, making it an attractive option for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor cloakroom. The heart of the home is the spacious sitting/dining room, which features patio doors that open onto the enclosed garden, allowing for a seamless flow between indoor and outdoor living. The well-appointed kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining.

The first floor comprises two generously sized double bedrooms, offering plenty of natural light and comfort. A family bathroom completes this level, ensuring that all essential amenities are easily accessible.

Outside, the property boasts a driveway at the front, providing parking, along with an additional off-road parking space to the rear. The low-maintenance garden is ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive landscaping.

Situated on the edge of a popular development, this home is just a short distance from Aylsham's market place, where you can find a variety of shops, cafes, and local amenities. This property presents a fantastic opportunity to enjoy modern living in a desirable location, making it a must-see for prospective buyers.

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.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor and doors to wc, kitchen and sitting/dining room.

Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

Kitchen

11'9 x 8'5

Sealed unit double glazed window to front, range of base and wall mounted 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, and radiator.

Sitting/Dining Room

15'2 x 13'2

Sealed unit double glazed French doors to rear garden and radiator.

Landing

Doors to bedrooms and the bathroom.

Principal Bedroom

13'2 x 11'9

Sealed unit double glazed window to the rear and radiator.

Bedroom Two

13'0 x 8'8

Sealed unit double glazed windows to the front and radiator.

Bathroom

Panel bath with screen and shower, wc and pedestal wash hand basin, radiator.

Outside

o 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.

Agents Note

This property is Leasehold.

90 years remaining on lease.

Rent payable to Broadland Housing Association:
£271.08 PCM.

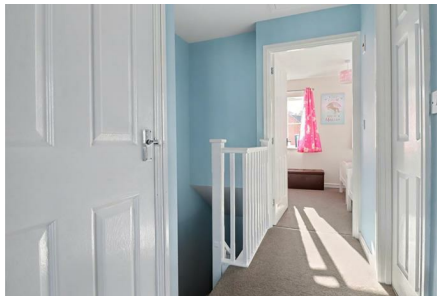
Service charge (including buildings insurance):
£52.79 PCM.

All mains services connected.





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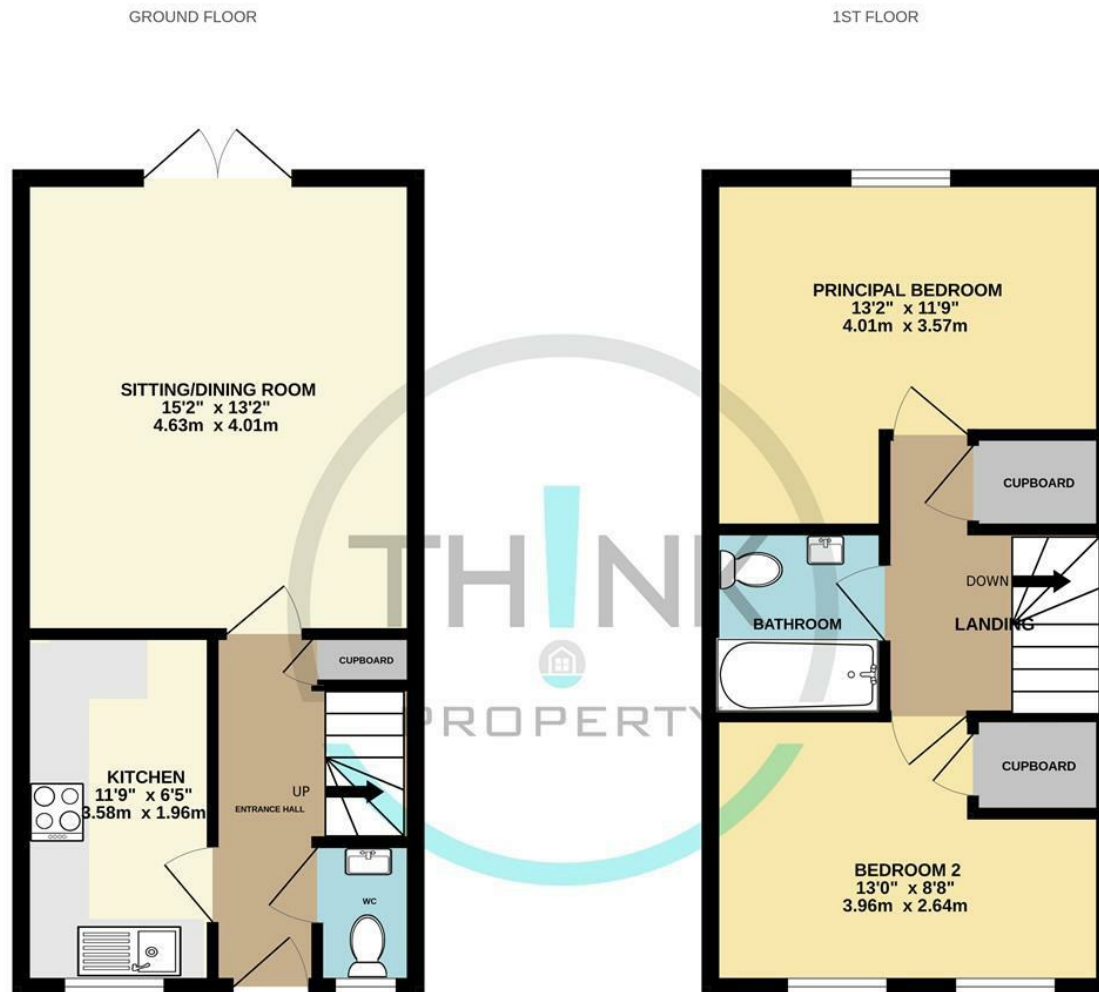
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Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Agents Note: Whilst every care has been taken to prepare these 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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