



**Aylsham Road
Norwich, NR3 2RG**

Guide Price £140,000 - £150,000

claxtonbird
residential

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*** Guide Price £140,000 - £150,000 *** Welcome to this charming ground-floor flat, with its own private entrance, located in the desirable Hamlin Court on Aylsham Road, NR3. This beautifully converted one-bedroom property offers a delightful blend of modern living and original character. The flat features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The modern fitted kitchen is equipped with some fitted appliances, and the bathroom has also been tastefully updated, including a shower with mixer taps over the clawfoot bath. One of the standout features of this property is the high ceilings, which enhance the sense of space throughout. You will also appreciate the allocated parking space, providing ease and accessibility. There are lovely communal gardens, and additionally, there is an outside brick store, adding to the practicality of this flat. Situated conveniently close to Norwich city centre, this property is ideal for those who wish to enjoy the vibrant lifestyle the city has to offer, while still being able to retreat to a peaceful home. With no onward chain, this flat is ready for you to move in and make it your own.

Private Entrance Hall

Entrance door and tile effect floor.

Sitting Room 13'8" x 13'5" max (4.17m x 4.09m max)

Large windows with shutters allowing plenty of light into the room, high ceilings, electric fireplace with wood surround, coving, ceiling rose, built-in cupboards to recess and a newly fitted energy-efficient electric radiator.

Kitchen 7'10" x 4'5" (2.41m x 1.37m)

Fitted kitchen with wall and base units and worktop over, sink with mixer tap, tiled splashback, built-in washing machine and fridge, space for cooker, spot lights and wood effect floor.

Inner Lobby

Door from the kitchen, and doors to the bathroom and bedroom.

Bedroom 10'1" plus recess x 9'1" (3.09m plus recess x 2.78m)

Large window to rear aspect, picture rail, high ceiling, four large fitted wardrobes and a newly fitted energy-efficient electric radiator.

Bathroom 4'8" x 7'10" (1.43m x 2.40m)

Clawfoot bath with shower over, wash hand basin, low level WC, tiled walls, wood effect floor, spot lights, towel rail radiator and window to rear aspect.

Outside

The property is set within beautifully kept communal gardens, with an allocated brick-built store and parking.

Agents Note

Council Tax Band A

The boiler was newly installed in April 2026.

The vendor has informed us of the following lease information:

Lease Length: 999 years from April 2017

Lease Remaining: 990 years

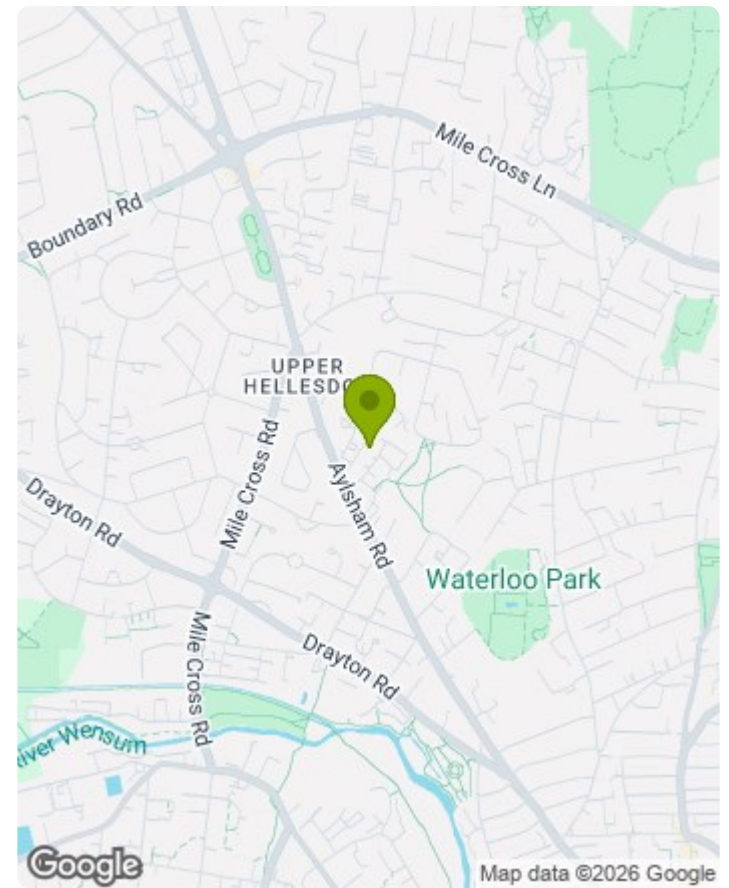
Service Charge: £135.63 per month for 2026



GROUND FLOOR



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.
Made with Metropix C2026



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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