



**Peabody Road, Aylsham, Norwich, NR11 6FE**



**welcome to**

**Peabody Road, Aylsham, Norwich**

>>> 50% SHARED OWNERSHIP <<<

A 2 Bedroom Mid-Terraced House with Living Room, Kitchen, Cloakroom & Bathroom with allocated parking and enclosed rear garden in the popular market town of Aylsham.



## Description

Don't miss this rare opportunity to buy this Mid-Terraced Shared Ownership House, located on the popular Willow Park Development in the market town of Aylsham. This property is offered at 50% Shared Ownership and enjoys internal accommodation to include fitted Kitchen, Living Room with patio doors to rear garden, downstairs Cloakroom, 2 Bedrooms & Bathroom. Outside offers 1 allocated parking space to the front, low-maintenance rear garden and a further allocated parking space to the back.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

## Entrance Hall

Front door opens into hall with stairs to first floor, under stair cupboard and radiator. Doors to Cloakroom, Living Room & opens to Kitchen.

## Cloakroom

Suite comprising low level WC, wash basin, radiator & front aspect double glazed window.

## Kitchen

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit. Electric oven and hob with stainless steel splash back & cooker hood over, plumbing for washing machine, space for fridge/freezer and houses gas central heating boiler. Radiator & front aspect double glazed window.

## Living Room

TV point, radiator & double glazed patio doors to outside.

## First Floor Landing

Built-in cupboard, loft access and radiator. Doors to Bedrooms & Bathroom.

## Bedroom One

Radiator & rear aspect double glazed window.

## Bedroom Two

Built-in cupboard, TV point, radiator & 2 rear aspect double glazed windows.

## Bathroom

Suite comprising low level WC, wash basin & bath with shower over. Radiator.

## Outside

To the front of the property is one off-road parking space and path to front door.

The rear garden is low-maintenance and has a patio area, path leading down the garden to a gate which gives access to an allocated parking space.

## Agent's Note

1) The advertised price of £115,000 is 50% of the full market value of £230,000

2) The currently monthly rent at 50% Shared Ownership is £271.08 & the Service charge is £52.79 per month

3) The qualifications in order the purchase this property are as follows:  
Main & only residence  
Annual household income must not exceed £80,000

For more information please contact the branch on 01263 735252



Total floor area 66.6 m<sup>2</sup> (717 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Peabody Road, Aylsham, Norwich**

- 50% Shared Ownership
- Mid-Terraced House
- 2 Bedrooms
- Kitchen & Living Room
- Cloakroom & Bathroom
- Enclosed Rear Parking & 2 Allocated Parking Spaces
- Sought After Market Town Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 633.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS110190 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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