







# 136 Aylsham Road I I Norwich I NR3 2HD

## Price Guide £195,000

GUIDE PRICE: £195,000 - £205,000 **BAY FRONTED TERRACE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this well presented, bay fronted two bedroom mid terrace house situated in the highly sought after NR3 area of Norwich. Accommodation comprises a welcoming lounge, separate dining room and fitted kitchen to the ground floor. On the first floor there are two bedrooms off the landing, with one bedroom benefiting from its own en-suite bathroom. Outside, the property enjoys a low maintenance front garden and a private, non-bisected rear garden, providing the perfect space for relaxing or entertaining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making it ideal for those looking for a straightforward move. Located within easy reach of Norwich City Centre and the excellent local amenities that NR3 has to offer, this charming home would make a fantastic first-time purchase, so be quick to book a viewing.

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## Location
Aylsham Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

## Accommodation Comprises
Front door to:

## Lounge 13'11" x 11'6"
Sash window, radiator.

## Dining Room 11'10" x 11'6"
Door to rear, radiator, cupboard.

## Kitchen 7'10" x 6'4"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

## First Floor Landing
Doors to two bedrooms.

## Bedroom One 11'9" x 11'6"
Double glazed window, radiator, cupboard.

## Bedroom Two 11'10" x 11'6"
Double glazed window, radiator.

## Bathroom 8'1" x 6'5"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside Front
Low maintenance shingled garden with path to front door.

## Outside Rear
Non-bisected paved, shingled and lawned garden, enclosed by timber fencing with rear gate access.

## Local Authority
Norwich City Council, Tax Band B.

## Tenure
Freehold

## Utilities
Fibre to the property.
Mains gas, water and electric.

## Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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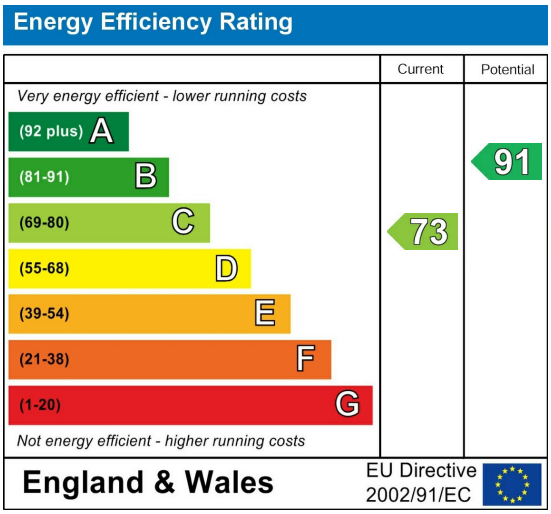













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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.