



110 Aylsham Road | | Norwich | NR3 2HZ

Offers In Excess Of £180,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three-bedroom mid-terrace home, situated in the ever-popular NR3 area of Norwich, a vibrant and highly sought-after location renowned for its excellent amenities and close proximity to the city centre. Offering spacious accommodation and plenty of potential, this property is perfectly suited to first-time buyers, investors and those looking to put their own stamp on a home. The ground floor comprises a comfortable lounge, a separate dining room, a fitted kitchen and a bathroom, creating a practical layout for modern living. Upstairs, there are two bedrooms accessed from the landing, with a third bedroom leading from bedroom two, providing flexible accommodation that could equally serve as a nursery, home office or dressing room. Externally, the property benefits from a low-maintenance front garden and a good-sized bisected rear garden, offering useful outdoor space for relaxing and entertaining. Further advantages include double glazing, gas central heating and the added benefit of being offered with no onward chain, ensuring a smooth and straightforward purchase process. Conveniently positioned within easy reach of Norwich city centre, local shops, cafés, schools and transport links, this appealing home presents an excellent opportunity in one of the city's most desirable residential areas. Early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be a guarantee, as to their availability or efficiency, or the quality of work.

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 12'0" x 11'11"

Double glazed window, radiator.

Dining Room 11'11" x 9'11"

Double glazed window, radiator.

Kitchen 8'0" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window.

Bathroom 7'0" x 6'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'0" x 11'11"

Double glazed window, radiator.

Bedroom Two 12'0" x 9'10"

Double glazed window, radiator.

Bedroom Three 8'0" x 6'11"

Double glazed window, radiator.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Large bisected garden enclosed by timber fencing.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	69	
(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	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

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.

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