



Cottage End, Aylsham, Norwich, NR11 6YB

welcome to

Cottage End, Aylsham, Norwich

Don't miss this rare opportunity to acquire this 2 bedroom end terrace 25% shared ownership in Aylsham. This property is situated on the sought after Hopkins Homes development and enjoys an enclosed garden & 1 allocated parking space.



Entrance Hall

Stairs to first floor, wood effect floor, radiator

Cloakroom

Fitted with suite comprising low level WC, vanity wash hand basin with tiled splashback, heated towel rail, wood effect floor.

Kitchen

Fitted with a range of wall and base level handleless units, stainless steel sink and drainer unit, work surface with tiled splashback, electric cooker point with hood over, integrated slimline dishwasher, plumbing for washing machine, double glazed window, gas central heating boiler, spotlights.

Lounge/Diner

TV point, radiator, wood effect floor, spotlights, under stairs cupboard, double glazed window and door to outside

First Floor Landing

Door to bedrooms and bathroom

Bedroom 1

Double glazed window, built in wardrobe, radiator.

Bedroom 2

Double glazed window, built in wardrobe, radiator.

Bathroom

Fitted with suite comprising bath with shower over, wash hand basin, low level WC, radiator, shaver point, double glazed window.

Outside

The property has 1 allocated parking space to the front, the rear garden is enclosed with timber shed and gate giving access to the side.

Agents Note

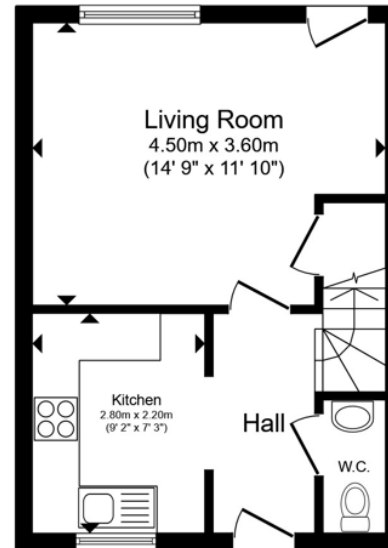
Sales Details:

RICS Full market value: £220,000

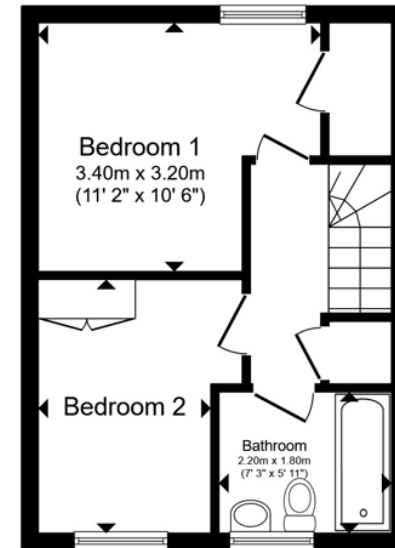
Percentage for sale: 25% (£55,000)- based on RICS

Rent: £393.69 p/m

Service charge: £44.84 p/m



Ground Floor



First Floor

Total floor area 58.5 m² (630 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



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welcome to

Cottage End, Aylsham, Norwich

- 25% Shared Ownership
- Hopkins Homes development
- Two-bedroom end-terrace house
- Spacious lounge/diner
- Enclosed rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 538.08

Ground Rent: 4724.28

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS110335 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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