









welcome to

Millgate, Aylsham, Norwich

>>> NO ONWARD CHAIN <<<

A charming and characterful Mid-Terraced 2 Bedroom House in the market town of Aylsham with the benefit of re-fitted Kitchen/Dining Room & Bath/Wet Room, Lounge, separate Cloakroom and low-maintenance front and rear gardens.













Description

Offered with No Onward Chain and located in the popular Millgate area of Aylsham don't miss this charming brick & flint Mid-Terrace Cottage which has been much improved throughout to include a stylish re-fitted Kitchen/Dining Room, generous Lounge with wood burner, 2 Bedrooms, re-fitted Bath/Wet Room with rolltop bath & separate Cloakroom. Outside offers low-maintenance gardens to the front & rear.

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.



18' 11" x 10' 10" max (5.77m x 3.30m max)

Front door opens into Lounge with wood burner inset to brick fireplace with pamment tiled hearth & timber mantel, TV point, wall lights, carpeted flooring & radiator. Stairs to first floor with under stair cupboard and door to Kitchen.

Re-Fitted Kitchen/Dining Room

9' 3" max x 15' 8" max (2.82m max x 4.78m max) Re-fitted kitchen with a range of wall & base units and built-in wine rack, quartz worktop over with tiled splash back and under counter sink with mixer tap. Electric oven, electric hob with splash back & cooker hood over, plumbing for both washing machine & dishwasher. Tiled flooring, spotlights, electric under floor heating, radiator, skylight, double glazed windows & door to outside.

First Floor Landing

Carpeted flooring and doors to Bedrooms, Bathroom & Cloakroom.



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.focalagent.com





8' 2" max x 15' max (2.49m max x 4.57m max) Carpeted flooring, loft access, radiator & 2 front aspect double glazed windows.

Bedroom Two

Bedroom One

6' 11" x 8' 2" max (2.11m x 2.49m max) Carpeted flooring, radiator & rear aspect double glazed window.

Re-Fitted Bath / Wet Room

Part tiled wet room style suite comprising roll top bath with shower attachment & mixer tap, wall hung wash basin & shower area with overhead shower. Spotlights, radiator & rear aspect double glazed window.

Cloakroom

Suite comprising low level WC & wall hung corner wash basin. Part tiled walls, built-in cupboard & tiled flooring.

Outside

To the front of the property is a low-maintenance shingled garden with approach path to front door and is enclosed by a brick wall with access gate.

The rear garden has steps up to a gravel garden.

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- NO ONWARD CHAIN
- 2 Bedroom Mid-Terraced House
- Re-Fitted Kitchen/Dining Room & Lounge
- Re-Fitted Bath/Wet Room & Separate Cloakroom
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

£240,000







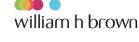


Please note the marker reflects the postcode not the actual property

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Property Ref: AYS109832 - 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.





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