

**Aldreds**  
Estate Agents



39 Aldis Road, Acle, Norwich, NR13 3BN

£215,000









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# 39 Aldis Road

Acle, Norwich, NR13 3BN

- Spacious End Terrace House
- Ex-Local Authority
- Gas Fired Central Heating
- Generous Garden
- Ideal First Time Buy Or Investment Purchase
- Two Double Bedrooms
- Scope To Improve & Update
- uPVC Sealed Unit Double Glazed Windows
- Offered With No Onward Chain
- Be Quick to View!

Aldreds are pleased to offer this spacious two bedroom end terraced house situated in the popular Broadland village of Acle. With accommodation including an entrance porch, hall, kitchen, L-shaped lounge/diner, conservatory, two double bedrooms, first floor bathroom and WC, the property offers scope for refurbishment and improvement and sits in a pleasant corner plot position with a generous garden. Offered with no onward chain, early viewing is highly recommended. An ideal first time buy or investment purchase.



## Entrance Porch

Part glazed uPVC entrance door, two windows to front aspect, built-in cupboard, glazed door giving access to;

## Hall

Radiator, power point, stairs to first floor landing with under stair cupboard, doors leading off;

## Kitchen 11'3" x 8'7" (3.43m x 2.63m)

Window to front aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, integrated electric oven (not operational), gas hob, stainless steel chimney style extractor, plumbing for washing machine, wall mounted gas fired boiler for hot water and central heating, radiator, built-in cupboard, door giving access to;







### Lounge/Diner 19'10" x 13'5" reducing to 14'0" in l-shape (6.07m x 4.11m reducing to 4.27m in l-shape)

A spacious double aspect room with window to side and two inward facing windows to conservatory, radiator, power points, television point, door from hallway, part glazed door giving access to;

### Conservatory 15'3" x 8'2" (4.66m x 2.5)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, glazed French doors to rear garden, tiled flooring, radiator, power points.

### First Floor Landing

With half landing window to front aspect, built-in cupboard, loft access, radiator, doors leading off;

### Bedroom 1 13'7" x 10'3" (4.15m x 3.13m)

Window to rear aspect, radiator, power points, television point, inset LED ceiling lighting.

### Bedroom 2 13'7" x 9'4" (4.15m x 2.85m)

A double aspect room with windows to side and rear, radiator, power points.

### Directions

Upon arriving in Acle on the New Road to the centre of the village, turn right then immediate left into Mill Lane. Proceed to the top of the road, turning right onto Aldis Road, continue to the head of the road, where the property can be located in the far right hand side corner.





### Bathroom

Front facing obscure glazed window, fully tiled walls, white suite comprising of pedestal hand wash basin, panelled bath with shower over, heated towel rail.

### Separate W.C.

Obscure glazed window to front aspect, low level w.c., hand wash basin, part tiled walls, radiator.

### Outside

The property occupies a tucked away corner position with front garden enclosed with mature hedgerow. To the rear of the property is a generous garden, laid to grass with two timber garden sheds and a pleasant wooded backdrop from neighbouring gardens.

### Tenure

Freehold.

### Services

Mains water, electric, drainage and gas.

### Council Tax

Broadland District Council - Band: 'B'

### Location

Acle is an attractive Broadland village situated almost midway between Great Yarmouth and the fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, indoor bowling centre and playing fields, health centre, library, veterinary surgery, public houses, primary & high schools, a boat dyke connecting to the River Bure and regular bus and railway services operating to Great Yarmouth approximately 8 miles away and the Fine City of Norwich approximately 11 miles away.

### Reference

PJL/S9941



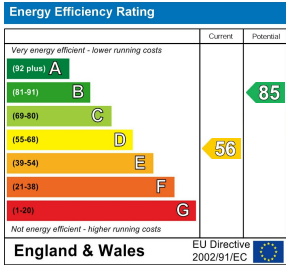
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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