



183 Sir Williams Close, Aylsham, NR11 6AY

Offers Over £200,000

- WALKING DISTANCE TO MARKET PLACE
- TWO BEDROOMS
- SOUGHT AFTER AREA
- CUL-DE-SAC LOCATION
- GARAGE AND OFF ROAD PARKING
- WELL KEPT FRONT AND REAR GARDENS

183 Sir Williams Close, Aylsham NR11 6AY

NO ONWARDS CHAIN A two bedroom property situated in a quiet cul-de-sac conveniently within walking distance to the market place. The property presents off road parking with a garage and delightful front and rear gardens.



Council Tax Band: B



DESCRIPTION

Ideally positioned in a quiet cul-de-sac in the heart of Aylsham- within walking distance to the popular market place. The property comprises an entrance hall, kitchen, living room with French doors to the enclosed rear garden, two bedrooms; both with built in storage and a family bathroom. Externally the property presents well maintained and manageable front and rear gardens, a driveway and garage. Whilst the property does require modernisation it offers the ideal opportunity for first time buyers, investors or for anyone seeking a home conveniently close to local amenities.

ENTRANCE HALL

uPVC door to front entrance, radiator, carpet, stairs to first floor with built in storage cupboard underneath.

KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with stainless steel sink and drainer, space for gas oven, space for free standing fridge freezer, radiator, vinyl flooring, space and plumbing for washing machine, extractor fan.

LIVING ROOM

Double glazed uPVC French doors to rear, double glazed window to rear, carpet, radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect, built in cupboard with shelving units, carpet.

BEDROOM ONE

Two double glazed windows to front aspect, carpet, radiator, built on wardrobe, access to loft.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, built in wardrobe.

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mixer tap and mains connected shower head, WC, pedestal wash hand basin, vinyl flooring, radiator, extractor fan.

EXTERNAL

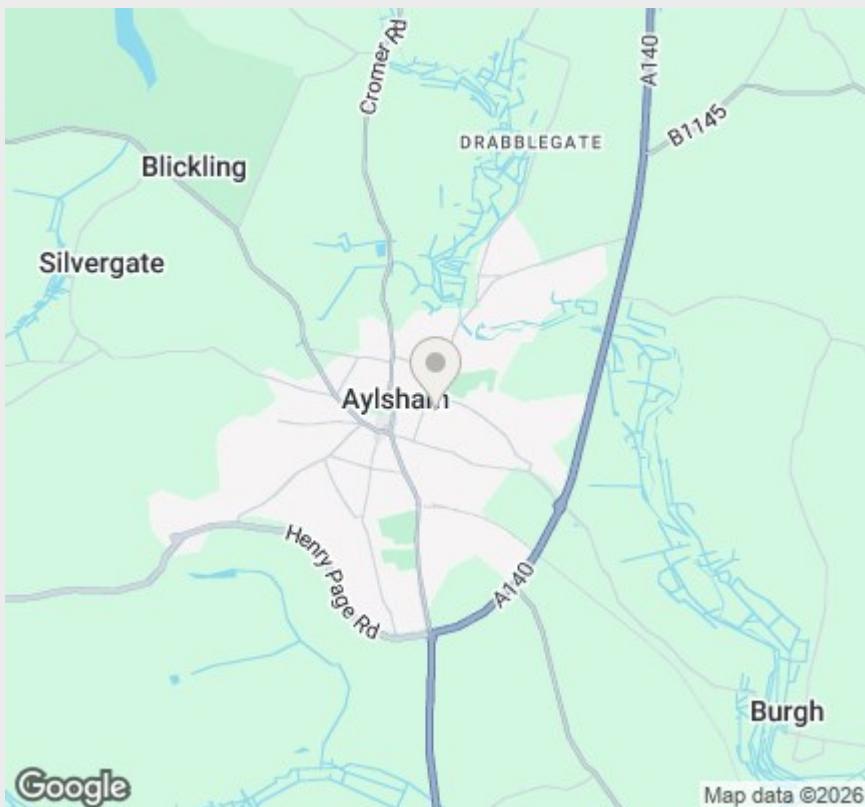
To the front of the property is a shingle driveway with a lawned area to the front and access to the garage which has an up and over door, power and lighting and is boarded for further storage. The gas fired boiler can also be found here. The rear garden is enclosed and laid to lawn, with borders of a variety of established shrubs.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, gas and water connected.

Council tax band: B

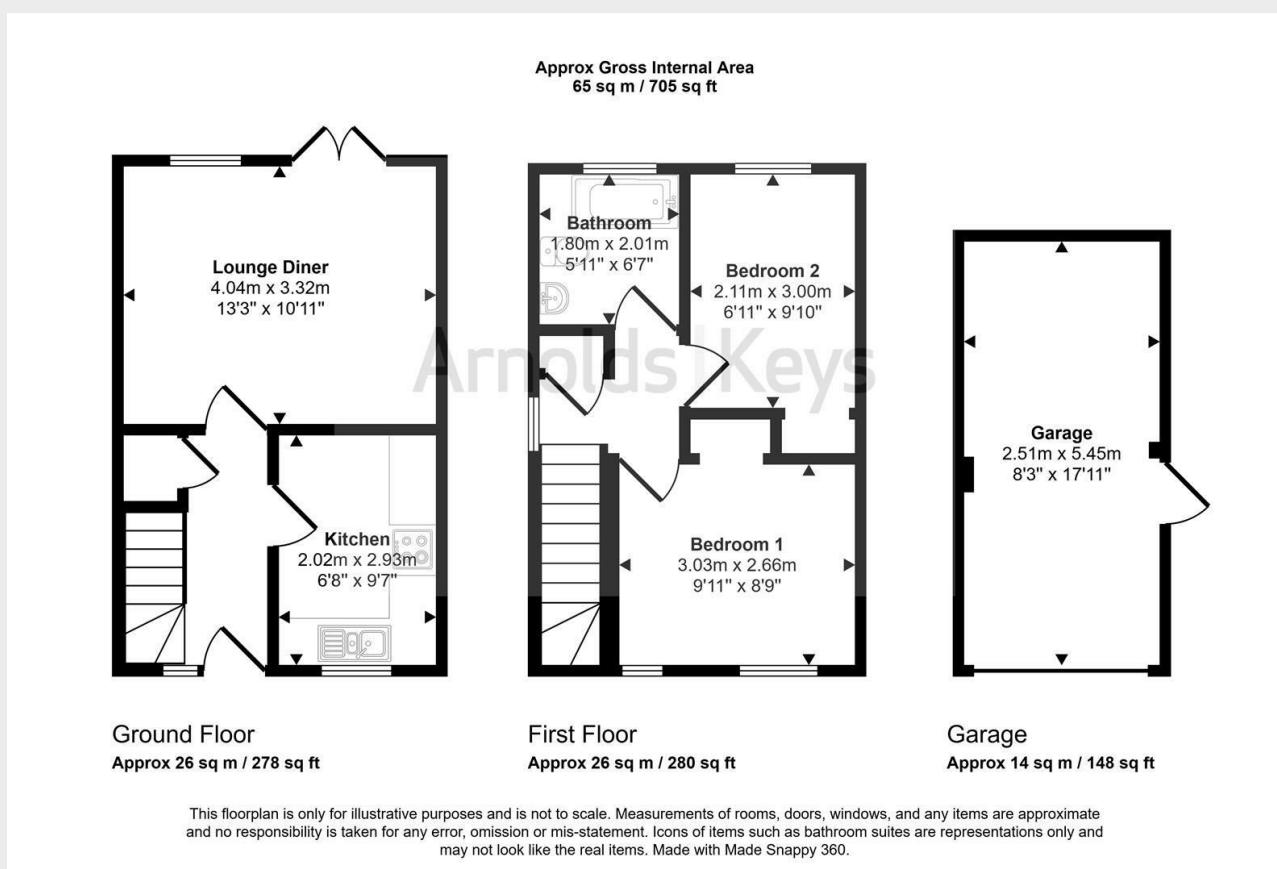


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

