

Arnolds | Keys



1 Sir Williams Lane, Aylsham, Norfolk, NR11 6AW

£1,250 PCM

- Extended Mature 3 Bedroom Semi House
- Dining Room
- Bathroom And Cloakroom
- UPVC Double Glazing
- Convenient For Town Centre and A140
- Double Aspect Sitting Room
- Fitted Kitchen / Breakfast Room
- Gas Central Heating
- Long Rear Garden
- Ample Off Road Parking

1 Sir Williams Lane, Aylsham NR11 6AW

Located in the popular market town of Aylsham, this 3 bedroom semi-detached home on Sir Williams Lane offers comfortable living in a convenient setting, making it an ideal family home. Inside, there is a double aspect sitting room, dining room, large L shaped kitchen / breakfast room and cloakroom.

Upstairs, the property offers 3 well-proportioned bedrooms, along with a family bathroom conveniently positioned to serve the household. Outside, there is ample parking and a large rear garden.

The property benefits from Gas Central Heating and uPVC Double Glazing throughout.

EPC Rating: D. Council Tax: B - Broadland District Council.

Aylsham is a well regarded market town with a strong sense of community, offering a range of local amenities including shops, schools, cafés, and parks. Its blend of countryside charm and practical convenience makes it a popular choice for families and professionals alike. There is regular public transport to Norwich and the popular North Norfolk Coast.



Council Tax Band: B



ENTRANCE HALL

Tiled floor, radiator, under stair cupboard and fitted corner cupboard. Stairs to first floor.

SITTING ROOM

13'4" x 12'4"

A double aspect room with fitted carpet, radiator, UPVC double glazed windows and brick fireplace.

DINING ROOM

10'1" x 9'11"

Fitted carpet, radiator and UPVC double glazed window.

FITTED KITCHEN / BREAKFAST ROOM

16'3" narrowing to 10'0" x 11'8"

An L shaped room well fitted with an attractive range of base and wall units. Tiled floor, 3 UPVC double glazed windows, radiator. Space and plumbing for washing machine and wall hung gas fired boiler.

REAR LOBBY

Tiled floor and UPVC half glazed door to rear.

CLOAKROOM

Wash basin and WC

FIRST FLOOR LANDING

Fitted carpet.

BATHROOM

Modern suite with bath and shower over, wash basin and WC. Ladder style radiator.

BEDROOM

11'0" x 10'2"

Fitted carpet, radiator and UPVC double glazed window.

BEDROOM

13'4" x 10'7"

Fitted carpet, radiator and UPVC double glazed window.

BEDROOM

11'8" x 11'9"

Fitted carpet, radiator and UPVC double glazed window.

TENANTS NOTE

The deposit for this property is £1442.

EPC Rating D . Council Tax Band B - Broadland District Council .

All main services available or connected. For details

of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

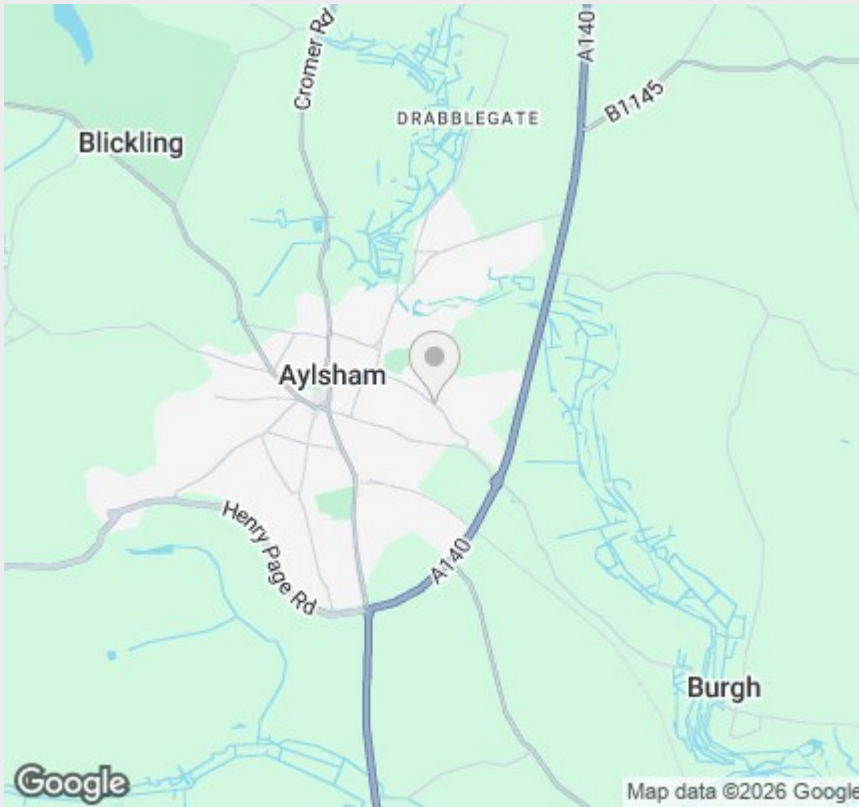
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.


The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £288.46. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

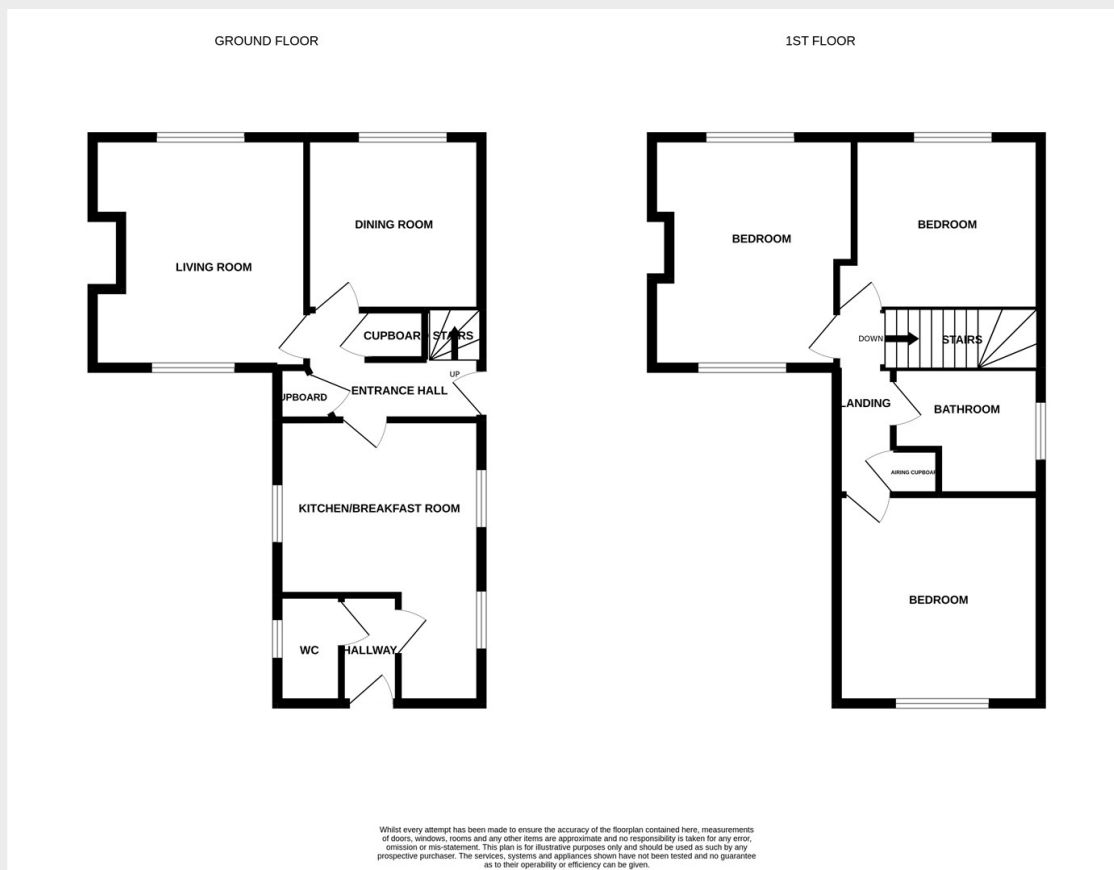


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(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.

