



136 Aylsham Road | | Norwich | NR3 2HD

£210,000

****BAY FRONTED TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented, bay fronted two bedroom mid terrace house situated in the highly sought after NR3 area of Norwich. Accommodation comprises a welcoming lounge, separate dining room and fitted kitchen to the ground floor. On the first floor there are two bedrooms off the landing, with one bedroom benefiting from its own en-suite bathroom. Outside, the property enjoys a low maintenance front garden and a private, non-bisected rear garden, providing the perfect space for relaxing or entertaining. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain, making it ideal for those looking for a straightforward move. Located within easy reach of Norwich City Centre and the excellent local amenities that NR3 has to offer, this charming home would make a fantastic first-time purchase, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their availability or efficiency can be given.
Made with SketchUp 2020

Location

Aylsham Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 13'11" x 11'6"

Sash window, radiator.

Dining Room 11'10" x 11'6"

Door to rear, radiator, cupboard.

Kitchen 7'10" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'9" x 11'6"

Double glazed window, radiator, cupboard.

Bedroom Two 11'10" x 11'6"

Double glazed window, radiator.

Bathroom 8'1" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Low maintenance shingled garden with path to front door.

Outside Rear

Non-bisected paved, shingled and lawned garden, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(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	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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