



Burgh Road, Aylsham, Norwich, NR11 6AT

welcome to

Burgh Road, Aylsham, Norwich

£125,000+ For Sale by Traditional Auction 28th July 2026 - Detached 3 Bedroom Bungalow set within easy reach of Aylsham's town centre. The property requires updating throughout and offers excellent potential to extend or remodel (STPP). Benefiting from a generous plot & driveway parking.



Entrance Hall

Upvc front door opening into hallway, doors to Bedroom & Lounge

Lounge/Diner

21' 5" x 13' 2" Max (6.53m x 4.01m Max)
Double aspect room with two double glazed windows, two radiators, gas fire & TV point.

Kitchen

13' x 5' 11" (3.96m x 1.80m)
Fitted with a range of wall and base level units, work surface with tiled splashback, stainless steel sink and drainer unit & cooker point. Wood effect flooring, radiator, two single glazed windows and door to Conservatory.

Conservatory

13' 7" x 8' (4.14m x 2.44m)
Brick base with double glazed windows, door to Shower Room and radiator.

Shower Room

Fitted with a double shower cubicle, low level WC & wash hand basin. Wood effect flooring & radiator.

Bedroom One

11' 6" Max x 10' 6" (3.51m Max x 3.20m)
Double glazed window to the front aspect & radiator.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)
Double glazed window, radiator & picture rails.

Bedroom Three

11' 6" x 7' 5" (3.51m x 2.26m)
Double glazed window, loft access, radiator & picture rail.

Outside

To the front is a gate giving access to a generous gravel front garden offering parking. There is access to both sides of the bungalow to the rear garden which is well stocked with plants and shrubs.

Agent's Note

The vendors have made us aware that the property may have had some historic movement. Further investigation may be required.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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Burgh Road, Aylsham, Norwich

- For Sale by Traditional Auction 28th July 2026
- Superb Location Close To The Centre of Aylsham
- Fantastic Potential To Extend (Stpp)
- Detached Bungalow
- 3 Bedrooms, Lounge/Diner

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£125,000



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



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Property Ref:
AYS110065 - 0007

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