



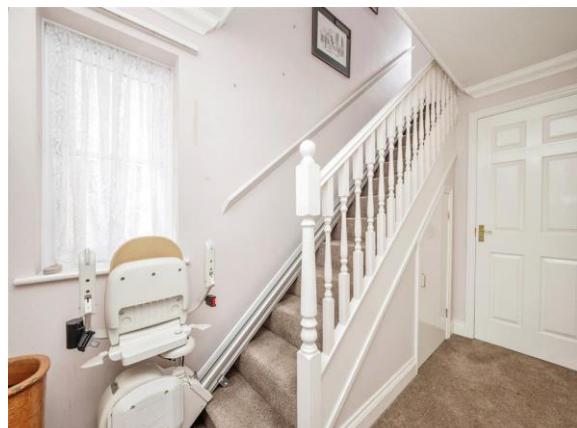
**Burgh Road, Aylsham, Norwich, NR11 6AJ**

**welcome to**

## **Burgh Road, Aylsham, Norwich**

NO ONWARD CHAIN

Don't miss this fantastic 2 Bedroom detached residence, located a short distance from the centre of the popular market town of Aylsham. Internal accommodation comprises Entrance Hall, Kitchen/Diner & first floor Lounge, while outside offers courtyard garden & resident parking.



## Description

Offered with No Onward Chain, is a rare opportunity to buy an over 55's detached property, close to the centre of the popular market town of Aylsham which offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property itself enjoys internal accommodation to include a double aspect Kitchen/Diner, first floor Lounge, 2 Bedrooms, Bathroom & Shower Room. The property further benefits from electric under floor heating & double glazed window. Outside offers a small courtyard garden to the front & communal parking to the rear.

## Entrance Hall

Entrance door opens into hallway with stairs to first floor, under stairs cupboard, under floor heating and double glazed window. Doors open to Kitchen/Diner & Shower Room.

## Kitchen / Diner

17' 3" + bay x 9' 11" (5.26m + bay x 3.02m)

A double aspect room fitted with a range of base and wall level units, work surface over with stainless steel single drainer sink unit. Double electric oven, electric hob and cooker hood, integral washing machine and dishwasher and space for fridge/freezer. Telephone point, TV point, wood effect vinyl flooring with under floor heating and double glazed bay window.

## Shower Room

Suite comprising low level WC, wash basin & corner shower cubicle. Extractor fan, fully tiled walls, under floor heating and double glazed window.

## First Floor Landing

Airing cupboard and double glazed window. Doors open to Lounge, Bedrooms & Bathroom.

## Lounge

17' 3" + bay x 13' 2" (5.26m + bay x 4.01m)  
TV point, telephone point, under floor heating, double glazed window and double glazed bay window.

## Bedroom One

12' 7" max x 11' 5" + door recess (3.84m max x 3.48m + door recess)  
Built-in wardrobes, telephone point, under floor heating and double glazed window.

## Bedroom Two

13' 6" max x 7' 11" + wardrobe (4.11m max x 2.41m + wardrobe)  
Built-in wardrobe and over stairs cupboard, under floor heating and double glazed window.

## Bathroom

Suite comprising low level WC, wash basin & bath with mixer taps and shower attachment. Extractor fan, shaver point, part-tiled walls, wood effect vinyl floor with under floor heating and double glazed window.

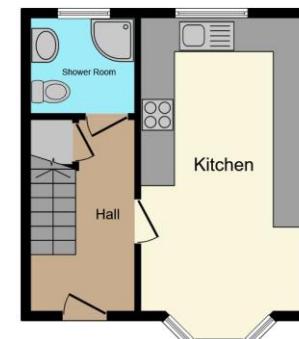
## Outside

To the front of the property is a paved approach with a small courtyard garden.

To the rear is communal parking.

## Agent's Note

- 1) The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved
- 2) Please note there is a 6 monthly service charge on this property. This includes 24/7 pendant assistance alarm, water supply, drainage/sewerage, external decoration, gardening and window cleaning. Please call for more information.



Ground Floor



First Floor

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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/AYS109224](http://williamhbrown.co.uk/Property/AYS109224)



welcome to

## Burgh Road, Aylsham, Norwich

- NO ONWARD CHAIN
- Detached over 55's Property
- 2 Bedrooms
- First Floor Lounge
- Open Plan Kitchen/Diner
- Bathroom & Shower Room
- Small Courtyard Garden
- Communal Parking to Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£190,000**



view this property online [williamhbrown.co.uk/Property/AYS109224](http://williamhbrown.co.uk/Property/AYS109224)

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
AYS109224 - 0007



Please note the marker reflects the postcode not the actual property

 william h brown



**01263 735252**



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,  
Norfolk, NR11 6EL



**williamhbrown.co.uk**