# 11 Aylesbury Close I I Norwich I NR3 3LB

## Offers In Excess Of £240,000

** NR3 HOME IN A CUL-DE-SAC LOCATION OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this fantastic, spacious and wonderfully positioned, three bedroom mid terrace house, pleasantly tucked away in a quiet cul-de-sac within the highly sought after NR3 area of Norwich. Offering generous accommodation, excellent outside space and the huge advantage of a south-facing plot, this superb property represents a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder. The ground floor comprises a welcoming entrance hall, bright and spacious lounge perfect for relaxing, fitted kitchen and convenient WC, while upstairs there are three well-proportioned bedrooms and a shower room off landing. Outside, the property continues to impress with good-sized gardens to both the front and rear, with the south-facing aspect providing a wonderful space to enjoy the sunshine, entertain friends and family or simply relax during the warmer months. Parking is available on street and the property also benefits from an en-bloc garage, providing useful additional parking or storage. Further benefits include double glazing, gas heating and the fantastic advantage of being offered with no onward chain. Combining three bedrooms, generous gardens, a peaceful cul-de-sac setting and a desirable NR3 location, this wonderful home would make an ideal first-time purchase, so be quick to book a viewing.

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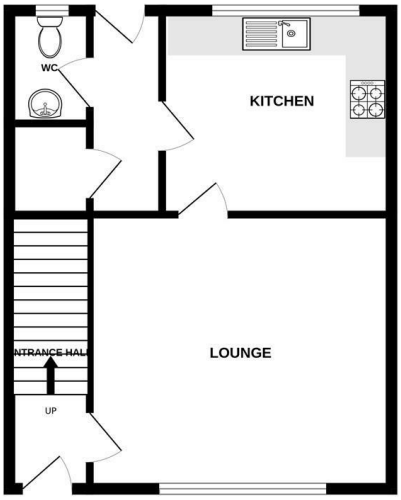
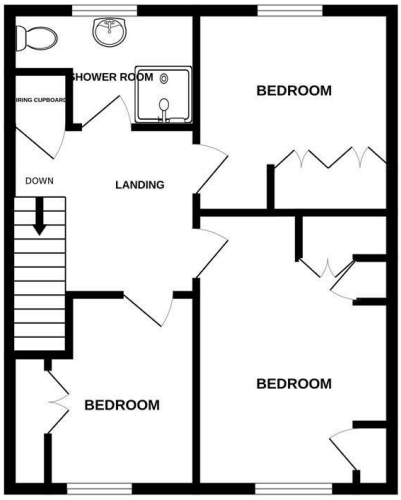
GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Location
Aylesbury Close is located just off Elm Grove Lane, close by to a great selection of local amenities including shops, schooling for all ages, parks and local pubs, there are also excellent bus links to and from the City centre, and easy access to Norwich Ring Road.

## Accommodation Comprises
Front door to:

## Entrance Hall
Door to lounge and stairs to first floor.

## Lounge 15'3" x 13'10"

## Kitchen 11'6" x 10'4"

## WC 5'10" x 3'2"

## Bedroom One 13'10" x 9'10"

## Bedroom Two 10'7" x 9'10"

## Bedroom Three 9'11" x 8'2"

## Shower Room 8'2" x 5'8"

## Outside Front
Shingled garden, en-bloc garage and on street parking.

## Outside Rear
Patio area, lawned garden, mature shrubs, timber shed, enclosed by timber fencing with rear gate access.

## Local Authority
Norwich City Council, Tax Band C.

## 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.

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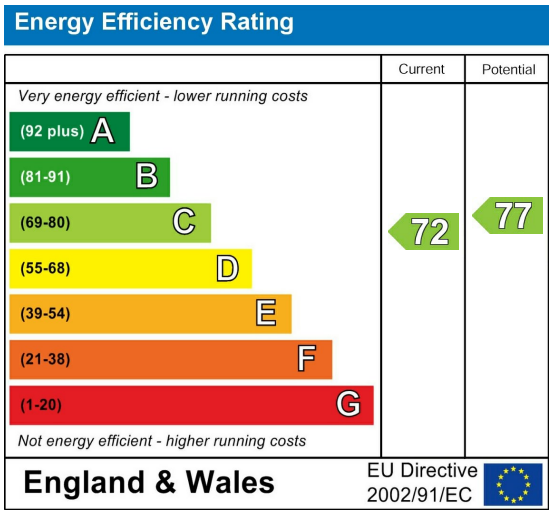


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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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

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