

Arnolds | Keys



6 Trafalger Yard, Hungate Street, Aylsham, NR11 6EA

Guide Price £300,000

- CLOSE TO TOWN LOCATION
- BEAUTIFULLY PRESENTED
- ENCLOSED WEST FACING GARDEN
- GARAGE
- MODERN TOWN HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- EXTERNAL STUDIO/WORKSHOP

Hungate Street, Aylsham NR11 6EA

A beautifully presented town house ideally located just a short walk from the popular market place of Aylsham. The property boasts contemporary and bright accommodation with off road parking, garage and an external studio.



Council Tax Band: B



DESCRIPTION

A fantastic three bedroom town house ideally located just a short walk from the market place of Aylsham, offering a host of local amenities from independent shops, supermarkets and places to eat. The property boasts bright, contemporary and beautifully presented accommodation spread over two stories, to include an open plan lounge diner/kitchen, ground floor cloak room, front and rear entrance halls, three bedrooms and a shower room.

The property further benefits from the addition of an external workshop/studio, with power and lighting it is the ideal place for those working from home. There is a single garage and off road parking to the rear.

ENTRANCE

UPVC door to front entrance, vinyl flooring, stairs to first floor, door to:

LOUNGE DINER/KITCHEN

Dual aspect with double glazed sash window to front and one to rear aspect, vinyl flooring, TV aerial point, two radiators, two built in storage cupboards.

Kitchen area is fitted with base units with laminate wood effect work surface over, inset stainless steel sink and drainer, electric Induction hob with cooker hood over and fitted electric oven under. Integrated appliances included a Bosch dishwasher, washing machine and fridge/freezer.

REAR ENTRANCE PORCH

UPVC door to rear, vinyl flooring, radiator.

CLOAKROOM

Fitted with a WC and wash hand basin, vinyl flooring, radiator.

FIRST FLOOR LANDING

Double glazed sash window to front with obscured glass, carpet flooring, radiator.

SHOWER ROOM

Double glazed sash window to front with obscured glass, fitted with a double shower cubicle with mains connected shower, WC, vanity unit with wash hand basin, heated towel rail, vinyl flooring, extractor fan.

BEDROOM TWO

Double glazed sash window to rear aspect, carpet flooring, radiator.

BEDROOM THREE

Double glazed sash window to front aspect, carpet flooring, radiator.

SECOND FLOOR LANDING

Carpet flooring, built in eaves storage. Doors to;

BEDROOM ONE

Double glazed Velux window to rear aspect, carpet flooring, radiator, eaves storage.

EXTERNAL

The front of the property is enclosed with a low level wrought iron gate with pathway leading to the front door. To the rear the garden is West facing and paved with a range of shrubs and flowers.

There is access to the external studio which has power, lighting and double glazed French doors to the front. A rear gate leads to the parking area in front of the single garage which has an up and over door, power and lighting.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas fired central heating.

Council tax band: B



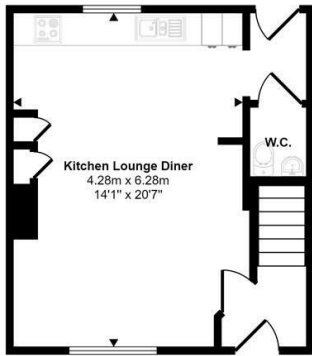
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

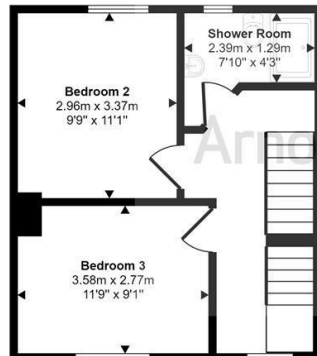
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(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	

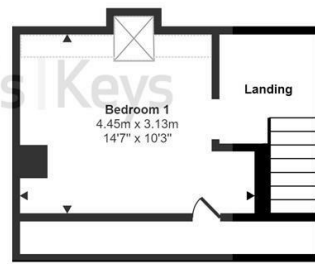
Approx Gross Internal Area
109 sq m / 1175 sq ft



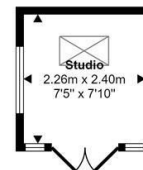
Ground Floor
Approx 34 sq m / 370 sq ft



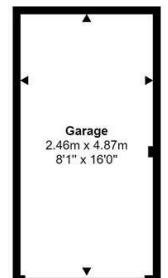
First Floor
Approx 35 sq m / 376 sq ft



Second Floor
Approx 22 sq m / 242 sq ft



Storage Room
Approx 5 sq m / 58 sq ft



Garage
Approx 12 sq m / 129 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

