

# Arnolds | Keys



8 Liz Jones Way, Aylsham, NR11 6FL

Guide Price £225,000

- BEAUTIFULLY PRESENTED
- TWO BEDROOMS
- DRIVEWAY FOR TWO CARS
- EDGE OF DEVELOPMENT LOCATION
- MODERN SEMI DETACHED HOME
- GROUND FLOOR CLOAKROOM
- CLOSE TO MARKET PLACE
- REAR GARDEN

# 8 Liz Jones Way, Aylsham NR11 6FL

A beautifully presented modern two bedroom home situated at the edge of this popular development and close to the market place in Aylsham. The property offers the perfect opportunity for first time buyers or investors with a enclosed rear garden and off road parking.



Council Tax Band: B



## **DESCRIPTION**

Ideally located close to the sought after market place in Aylsham, this beautifully presented home offers contemporary and bright accommodation that is perfect for investors, first time buyers or anyone seeking a convenient lifestyle close to local amenities.

The property boasts an enclosed, landscaped rear garden with a brick weave driveway to the front. Internally the home boasts practical living spaces to include an entrance hall with ground floor cloak room, living room and kitchen/breakfast room with patio doors leading to the rear garden. To the first floor there are two bedrooms and a family bathroom.

## **ENTRANCE HALL**

UPVC door to front entrance, wood effect porcelain tiled flooring, radiator, stairs to first floor.

## **CLOAKROOM**

Double glazed window with obscured glass to the front aspect, fitted with a WC, wash hand basin, radiator and wood effect tiled flooring continued.

## **LIVING ROOM**

Double glazed window to front aspect, carpet, radiator, built in cupboard under the stairs.

## **KITCHEN**

Double glazed window to rear aspect, UPVC French doors to rear, fitted with a range of wall and base units with work surface over inset one and a half sink and drainer, gas hob, fitted electric oven, space and plumbing for a washing machine, tiled flooring, radiator.

## **FIRST FLOOR LANDING**

Carpet flooring, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, radiator.

## **BATHROOM**

Double glazed window to side with obscured glass, fitted with a three piece suite comprising bath with mains connected shower over, vanity unit with inset sink, WC, tiled flooring, radiator, LED light mirror.

## **BEDROOM TWO**

Two double glazed windows to front, carpet, radiator.

## **EXTERNAL**

The property is approached over a brick weave driveway to the front, providing off road parking for two vehicles. To the rear the property is enclosed and backs onto woodland adding a degree of privacy. The garden is laid to lawn with a paved patio seating area, raised flower borders and a shed.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: B

Mains gas fired central heating.



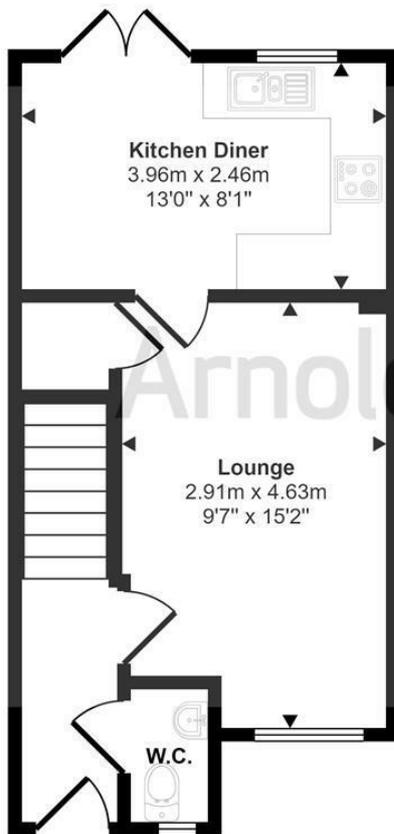
## Viewings

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

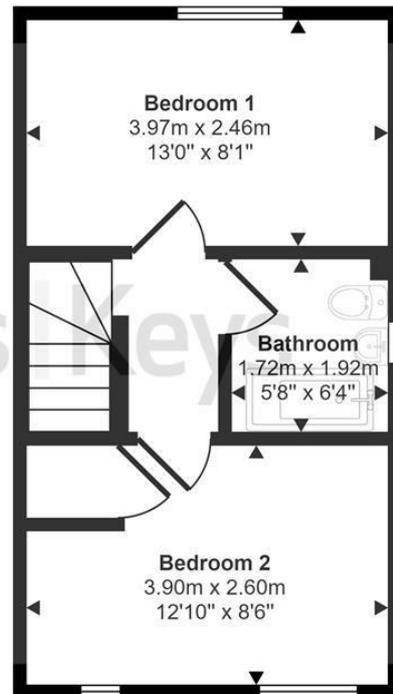
## EPC Rating:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>95</b> |
| (81-91) <b>B</b>                            |  | <b>81</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
59 sq m / 637 sq ft



Ground Floor  
Approx 31 sq m / 330 sq ft



First Floor  
Approx 29 sq m / 307 sq ft

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.

