

Arnolds | Keys



11 Tuddenham Road, Aylsham, Aylsham, NR11 6DF

Guide Price £260,000

- NO ONWARD CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING AND GARAGE
- SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- GARDEN ROOM
- WALKING DISTANCE TO MARKET PLACE
- RECENTLY REDECORATED THROUGHOUT

11 Tuddenham Road, Aylsham NR11 6DF

NO ONWARDS CHAIN A bright and beautifully presented two bedroom semi detached bungalow in a sought after location close to the market place of Aylsham. Benefitting from an enclosed South facing rear garden, driveway and single garage, the property is perfect for those seeking practical living with the convenience of easy access to all local amenities.



Council Tax Band: B



DESCRIPTION

Having recently been redecorated throughout this two bedroom semi detached bungalow offers the perfect combination of modern living and convenience. The property is ideally located just a short distance from the market place of Aylsham allowing for easy access to all local amenities. Internally the property boasts bright and beautifully presented accommodation to include an entrance hall, two bedrooms, living room, bathroom, kitchen and a garden room. There is also an attached single garage, off road parking and well maintained front and rear gardens.

ENTRANCE HALL

UPVC door to front entrance, carpet flooring, airing cupboard with shelving units, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

LIVING ROOM

Large double glazed window to front aspect, carpet flooring, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

KITCHEN

Timber framed door and window facing to garden room, fitted with a range of base units with stainless steel sink and drainer, space for a free standing gas oven with hob over, built in pantry cupboard, radiator, vinyl flooring.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mains shower over, wash hand basin, WC, radiator.

GARDEN ROOM

Double glazed windows to rear and side elevation, UPVC patio door to rear, vinyl flooring, radiator.

EXTERNAL

To the front of the property the garden is laid to lawn and bordered with a range of shrubs and plants. There is a concrete driveway which leads to a car port which is enclosed with low level timber fencing and gate. There is a single garage with timber framed double doors, power and lighting with a UPVC door leading to the rear garden. The rear garden is fully enclosed and features a patio seating area, lawn area and a range of mature shrubs and plants.

AGENTS NOTES

This property is Freehold.
Mains gas central heating.
Mains drainage, electricity and water connected.
Council tax band: B (Broadland)



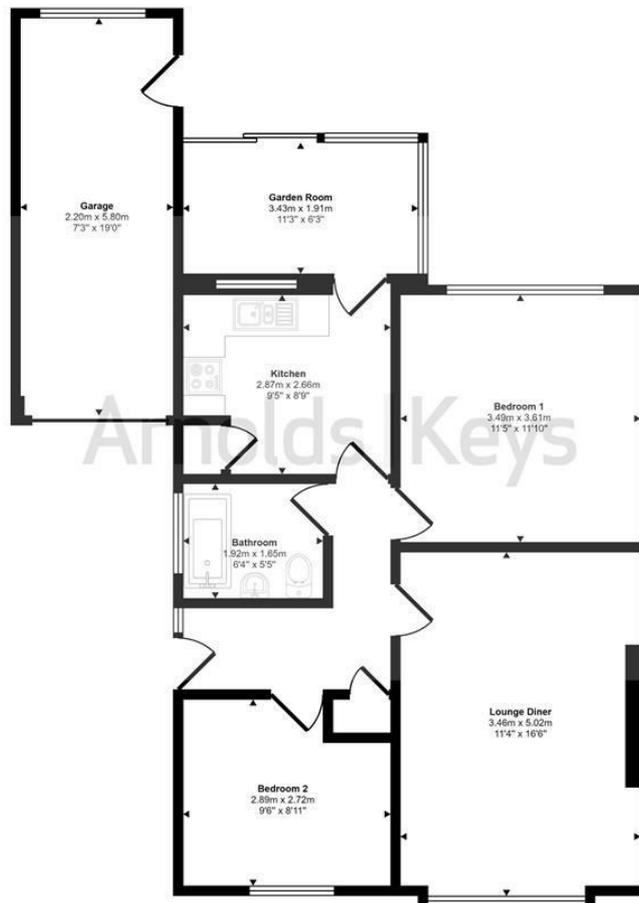
Viewings

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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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
78 sq m / 838 sq ft



Floorplan

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.

