

Arnolds | Keys



16 White Hart Street, Aylsham, NR11 6HG

Guide Price £230,000

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- KITCHEN/BREAKFAST ROOM
- CHARACTER COTTAGE
- DOUBLE WIDTH GARAGE
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO MARKET PLACE

16 White Hart Street, Aylsham NR11 6HG

NO ONWARDS CHAIN Situated within the heart of Aylsham, this charming two bedroom home offers characterful and beautifully presented accommodation. The property further benefits from a double width garage and is an ideal investment opportunity or for those looking for a unique home in a convenient location.

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Council Tax Band: B



DESCRIPTION

This immaculately presented two bedroom semi detached home ideally positioned within the heart of the sought after market place of Aylsham. The property presents bright, characterful accommodation comprising of kitchen/breakfast room, living room with inglenook fireplace housing a wood burning stove (installed in 2023), with two double bedrooms and a bathroom to the first floor. The property is presented to a high standard throughout with solid oak ledged internal doors and has recently undergone maintenance work to include re-felting of the roof this year. Further benefitting from a double width garage providing off road parking or ample storage space, the home offers the perfect opportunity for those looking for a unique, charming property conveniently located just a short walk from all local amenities.

ACCOMMODATION

KITCHEN

A dual aspect room with timber framed barn style door to front entrance, a double glazed window to front aspect and one to rear aspect, fitted with a range of wall and base units with worksurface over, stainless steel one and a half sink and drainer, space and plumbing for a washing machine, spaces for an undercounter fridge and freezer, fitted electric double oven with a four ring gas hob and extractor fan over, vinyl flooring, radiator, stairs to first floor.

LIVING ROOM

A multi aspect room with double glazed window to front, side and rear aspects, inglenook fire place house a wood burning stove with brick surround, tiled hearth and timber mantel over, carpet flooring, radiator.

FIRST FLOOR LANDING

Double glazed window to rear aspect, carpet flooring.

BEDROOM ONE

Double glazed window to front aspect, double built in wardrobes, laminate flooring, radiator.

BATHROOM

Double glazed window to side aspect, fitted with a three piece suite comprising bath with electric Triton shower over, WC and vanity unit with inset wash hand basin, fitted storage cupboard, extractor fan, vinyl flooring.

BEDROOM TWO

Double glazed window to front aspect, built in wardrobe and built in cupboard housing boiler, laminate flooring, radiator.

EXTERNAL

The property is approached via a shared, shingle driveway. The double width garage can be accessed via the wrought iron low level gates and features double timber framed doors, power and lighting.

AGENTS NOTES

This property is Freehold.

Mains gas central heating.

Mains electricity, water and drainage connected.

Council tax band: B



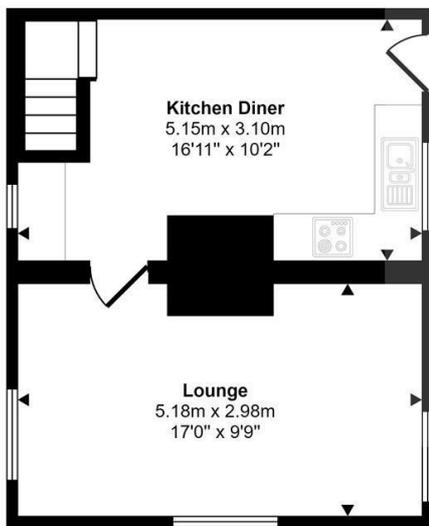
Viewings

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

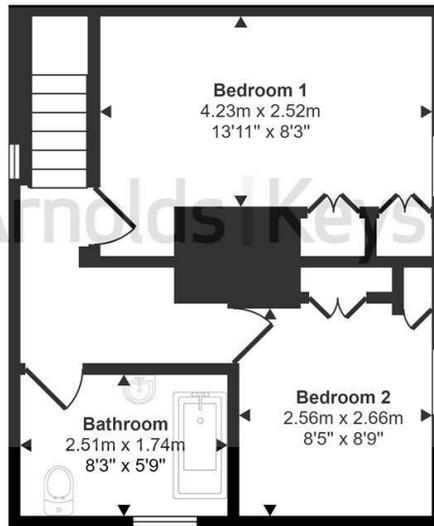
EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

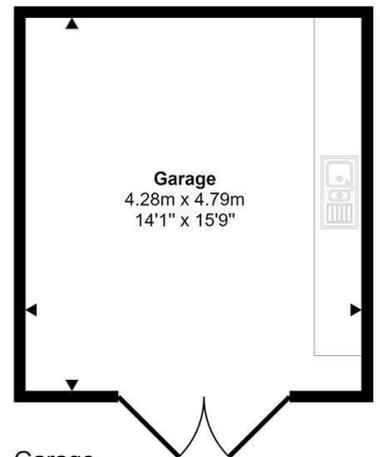
Approx Gross Internal Area
87 sq m / 937 sq ft



Ground Floor
Approx 33 sq m / 355 sq ft



First Floor
Approx 34 sq m / 362 sq ft



Garage
Approx 21 sq m / 221 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 are 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.

