

# Arnolds | Keys



**51 Lancaster Gardens, Aylsham, Norwich, NR11 6LB**

**Guide Price £270,000**

- DETACHED BUNGALOW
- FRONT AND REAR GARDENS
- SOUGHT AFTER LOCATION
- GARAGE
- TWO BEDROOMS
- OFF ROAD PARKING
- CLOSE TO MARKET PLACE
- NO ONWARD CHAIN

# 51 Lancaster Gardens, Norwich

**\*NO ONWARD CHAIN\*** Ideally located within a quiet cul-de-sac close to the sought after market place of Aylsham, this two bedroom detached bungalow benefits from off road parking, garage and a delightful rear garden.



Council Tax Band: C



## **DESCRIPTION**

A two bedroom detached bungalow ideally located within a quiet cul-de-sac, close to the sought after market place of Aylsham. Although the property does require modernisation, it offers bright, practical and versatile accommodation with two bedrooms, a wet room, kitchen and a lounge diner. The property benefits from an enclosed and well presented rear garden with an attached single garage and driveway. This property offers the perfect blend of peace and convenience, with easy access to all local amenities and is also being sold with no onward chain.

## **ACCOMMODATION**

### **ENTRANCE HALL**

Timber framed door to front, carpet, built in storage cupboard with radiator and shelving units.

### **KITCHEN**

Double glazed window to front aspect, fitted with a range of wall and base units with work surface over, inset stainless steel sink and drainer, space and plumbing for a washing machine, space for an under counter fridge and freezer. Space for a free standing electric oven, wall mounted gas fired boiler.

### **BEDROOM ONE**

Double glazed window to front, carpet, radiator, two built in double wardrobes.

### **BEDROOM TWO**

Double glazed window to the rear aspect, carpet, radiator.

### **LIVING ROOM/DINER**

Double glazed sliding patio door to rear, double glazed window to rear, carpet flooring, two radiators, built-in cupboard with rail and shelf.

### **WET ROOM**

Double glazed window to side with obscured glass, WC, wash hand pedestal basin, electric 'Mira' shower, radiator, tiled walls, vinyl flooring.

### **EXTERNAL**

To the front of the property the garden to the side is mainly laid to lawn with a paved pathway leading to the front door, to the other side there is a shingle driveway and access to the garage which has an up and over door, power and lighting. The rear garden is laid to lawn with a patio area, shed and is bordered with a range of mature shrubs and hedging.

### **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: C



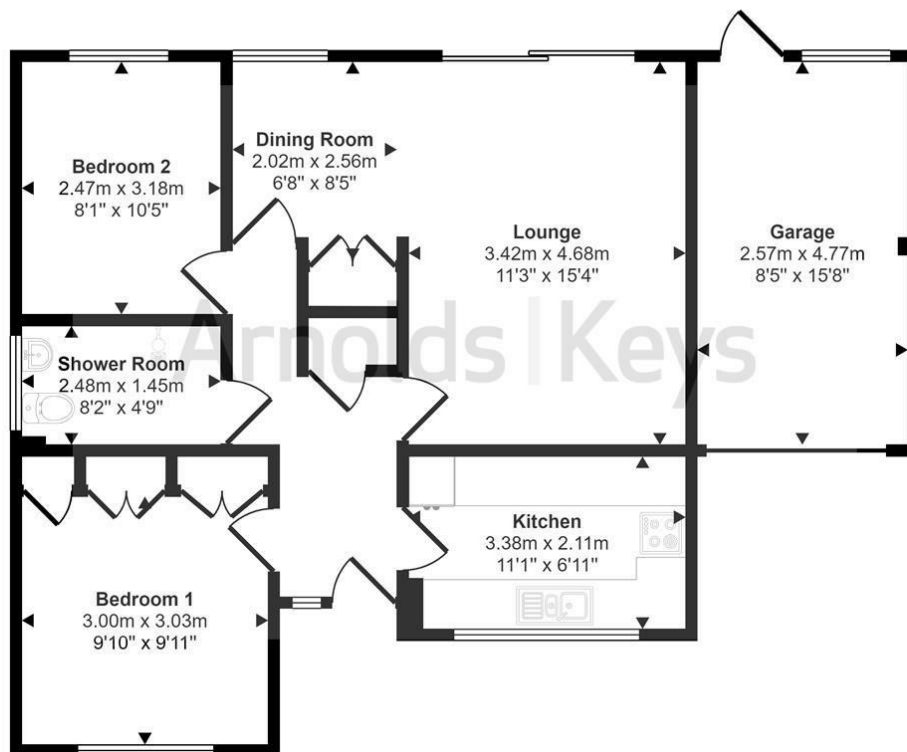
## Viewings

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		
(81-91)	B		
(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  
74 sq m / 796 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 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.

