

# Arnolds | Keys



46 Sir Williams Close, Aylsham, NR11 6AP

Guide Price £225,000

- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- WALKING DISTANCE TO MARKET PLACE
- GARAGE
- TWO BEDROOMS
- POPULAR CUL DE SAC LOCATION
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING



# 46 Sir Williams Close, Aylsham NR11 6AP

**\*NO ONWARD CHAIN\*** A two bedroom semi detached home situated in a convenient cul-de-sac location within walking distance to the market place in Aylsham. The property presents front and rear gardens, garage and off road parking.



Council Tax Band: B



## **DESCRIPTION**

Ideally nestled in a desirable cul-de-sac location, this well presented two bedroom home offers bright accommodation comprising front porch leading to the entrance hall, kitchen, living room, two bedrooms and a bathroom. The property is ideally located within a popular area of Aylsham within walking distance to the market place allowing for easy access to all amenities and schools. The home further benefits from off road parking to the front, an enclosed rear garden and a garage for added convenience. Although the property requires modernisation, this presents a fantastic opportunity for you to put your own stamp on it and create your ideal home.

## **ACCOMMODATION**

### **ENTRANCE PORCH**

UPVC door to front entrance, double glazed windows to side aspects, tiled flooring.

### **ENTRANCE HALL**

UPVC double glazed door with obscured glass to front entrance, stairs to first flooring with built in storage cupboard underneath, laminate flooring, radiator.

### **KITCHEN**

Double glazed window to front aspect. Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, space for a free standing electric oven, under counter fridge and freezer, vinyl flooring.

### **LIVING ROOM**

Double glazed window to rear aspect, UPVC double glazed patio door to rear garden, gas fireplace (currently disconnected) with brick surround, radiator.

### **FIRST FLOOR LANDING**

Airing cupboard with shelving units, carpet flooring.

### **BEDROOM ONE**

Two double glazed windows to front aspect, carpet, radiator.

### **BEDROOM TWO**

Double glazed window to rear aspect, carpet, radiator.

### **BATHROOM**

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising bath, wash hand basin, WC, heated towel rail.

### **EXTERNAL**

To the front of the property there is a low maintenance garden which is mainly laid to lawn with a flower border to the front. There is a shingle driveway providing access to the single garage which has an up and over door, power and lighting. The rear garden is fully enclosed and also mainly laid to lawn with a range of mature shrubs and flowers, patio seating area and a shed.

### **AGENTS NOTES**

This property is Freehold.

Mains gas central heating.

Mains drainage, electricity and water connected.

Council tax band: B





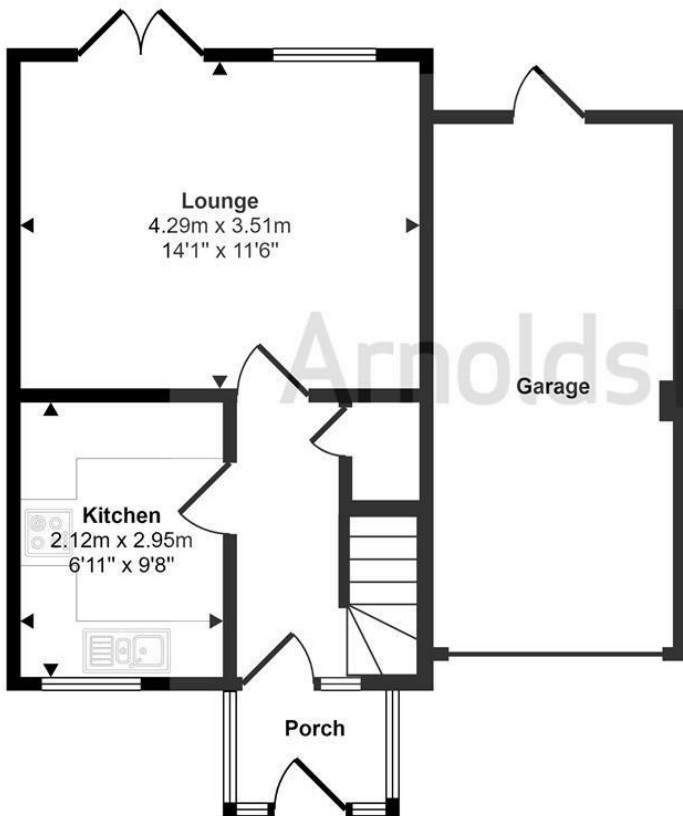
## Viewings

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

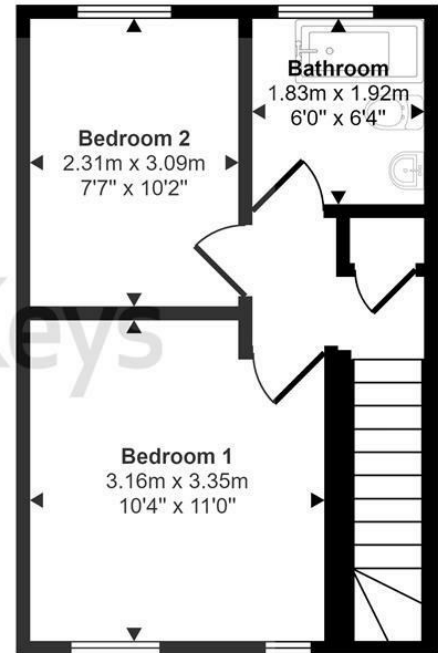
## EPC Rating:

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</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  
74 sq m / 794 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft



First Floor  
Approx 28 sq m / 303 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.

