

Arnolds | Keys



10 Forster Way, Aylsham, NR11 6BG

Guide Price £275,000

- NO ONWARD CHAIN
- RE FITTED SHOWER ROOM
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- CLOSE TO TOWN LOCATION
- LARGE 'L' SHAPED GARAGE

10 Forster Way, Aylsham NR11 6BG

NO ONWARD CHAIN A well presented semi detached property ideally located just a short distance from the market place in Aylsham. Having been partially modernised throughout, the property offers low maintenance front and rear gardens, off road parking and a garage.



Council Tax Band: B



DESCRIPTION

Ideally located in a sought after area close to the market place in Aylsham, this two bedroom semi detached property has been partly re-modernised and redecorated to provide bright and well proportioned accommodation. The property boasts front and rear gardens with a large 'L' shaped garage and off road parking to the rear.

Internally the home comprises of entrance hall, ground floor cloakroom, kitchen/diner, living room, conservatory, with two double bedrooms and a recently refitted shower room.

ENTRANCE HALL

UPVC door to front entrance with obscured glass panel to side, carpet flooring, stairs to first floor.

CLOAKROOM

Fitted with a WC and wash hand basin, heated towel rail, vinyl flooring.

KITCHEN

Three windows and timber framed door into conservatory, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for a free standing oven, space and plumbing for a washing machine, vinyl flooring, built in under stair storage cupboard and separate built-in cupboard, radiator.

CONSERVATORY

UPVC double glazed door to side entrance, double glazed windows to rear and side, tiled flooring, radiator.

LIVING ROOM

Double glazed window to front aspect, gas fire place with ceramic surround and hearth and a timber framed mantle over, carpet, radiator.

FIRST FLOOR

Landing, carpet flooring, radiator.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

SHOWER ROOM

Double glazed window with obscured glass to side aspect, fitted with a corner shower cubicle with mains connected shower, WC and wash hand basin fitted into vanity unit, built in cupboard with shelving units, radiator, vinyl flooring.

EXTERNAL

To the front the property is approached via a paved pathway with front garden to the side which is mainly laid to lawn with a range of mature shrubs. To the rear the garden is laid to shingle, making it ideally low maintenance. There is a large 'L' shaped single garage with power, lighting and an up and over door, the garage can be accessed from the rear garden. There is off road parking at the entrance to the garage.

AGENTS NOTE

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: B



Viewings

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

EPC Rating:

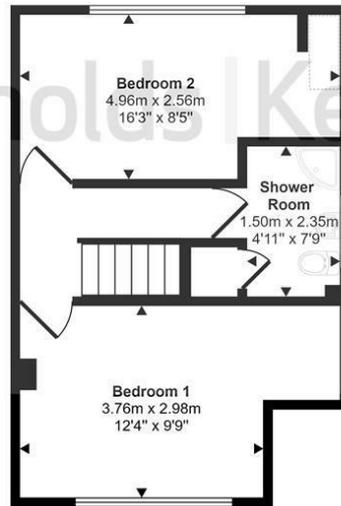
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
118 sq m / 1265 sq ft

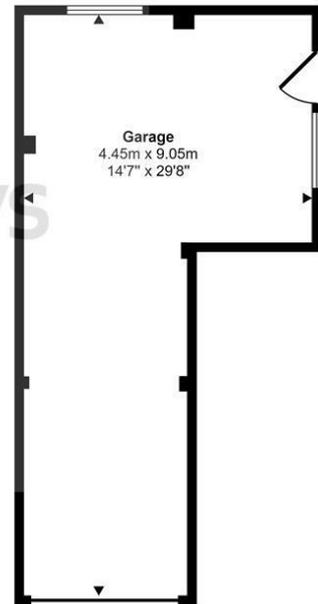


Ground Floor
Approx 52 sq m / 564 sq ft

Denotes head height below 1.5m



First Floor
Approx 35 sq m / 382 sq ft



Garage
Approx 30 sq m / 319 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.

