



3 Wrench Close, Aylsham, NR11 6BP

Guide Price £250,000

- CLOSE TO TOWN LOCATION
- TWO BEDROOMS
- NO ONWARD CHAIN
- LOW MAINTENANCE FRONT AND REAR GARDENS
- SEMI DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- CUL-DE-SAC POSITION

3 Wrench Close, Aylsham NR11 6BP

NO ONWARD CHAIN A semi detached bungalow conveniently located on a quiet cul-de-sac close to the market place of Aylsham. The property offers two bedrooms and two reception rooms, including conservatory, with an enclosed rear garden and off road parking.



Council Tax Band: B



DESCRIPTION

Conveniently located on a cul-de-sac within walking distance to the sought after market place of Aylsham, this semi detached bungalow presents versatile accommodation comprising entrance porch, entrance hall, two bedrooms, two reception rooms; including a conservatory, shower room and kitchen. The property also offers off road parking and a low maintenance rear garden.

ENTRANCE PORCH

UPVC double glazed windows and door to front entrance.

HALLWAY

Timber framed door with obscured glass to front, carpeted, radiator, airing cupboard, access to loft.

BATHROOM

Double glazed window to side aspect, fitted with a three piece suite comprising cubicle with electric shower, WC, enamel pedestal hand wash basin, radiator.

KITCHEN

Double glazed window to front aspect, comprising a range of wall and base units with worksurface over, electric oven with cooker hood over, space for fridge, stainless steel sink with drainer, vinyl flooring.

LIVING ROOM

Double glazed window to front aspect, carpeted, radiator, gas fire with tiled surround and mantel.

BEDROOM ONE

Double glazed window looking into conservatory and towards the garden, carpeted, radiator.

BEDROOM TWO

Double glazed window to garden aspect, carpeted, built in wardrobe, radiator.

CONSERVATORY

Double glazed windows to side and rear aspect, carpeted, accessed via garden.

EXTERNAL

To the front the property is approached via a shingle driveway with lawned area to the front with mature shrubs, a path leading to rear garden which is mostly laid to lawn with a shed.

AGENTS NOTES

This property is Freehold.

Gas fired boiler.

Mains drainage, water and electricity connected.



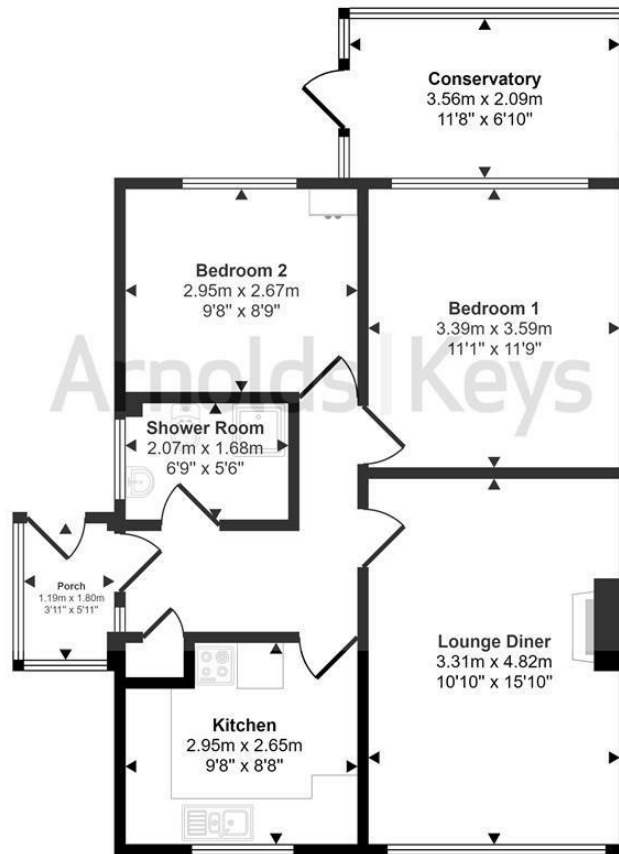
Viewings

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			
(55-68) D		63	
(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
66 sq m / 711 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.

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