

# Arnolds | Keys



28 Millgate, Aylsham, NR11 6HX

Guide Price £275,000

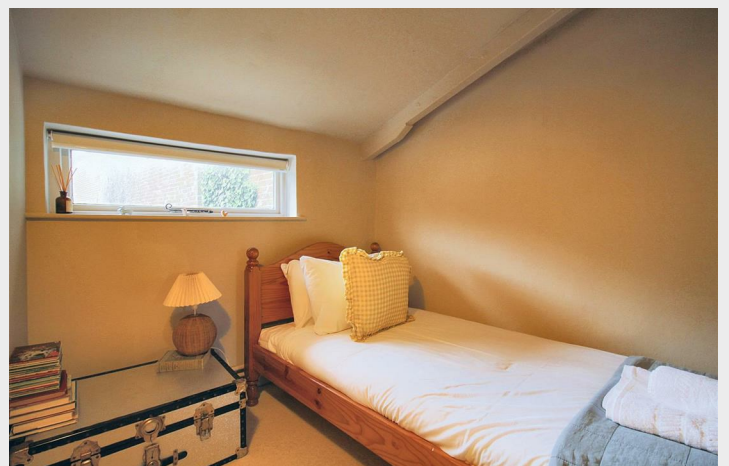
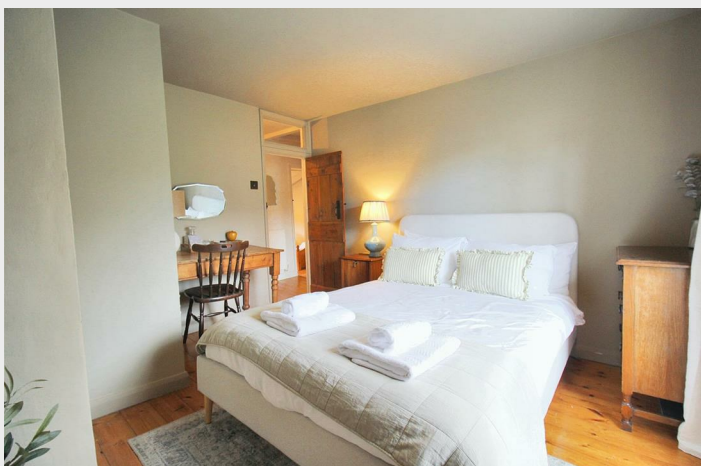
- PERIOD COTTAGE
- LOUNGE WITH EXPOSED BEAMS
- GENEROUS REAR GARDEN
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- FITTED KITCHEN
- NO ONWARD CHAIN
- GRADE II LISTED

# 28 Millgate, Aylsham NR11 6HX

A charming period home situated on Millgate in Aylsham, within easy access to the town centre and all local amenities. The property is being sold with no onward chain and comprises of a lounge, kitchen, porch, three bedrooms and family bathroom. To the rear is a generous garden which is mainly laid to lawn.



Council Tax Band: B



## **DESCRIPTION**

This delightful period property, located on Millgate in Aylsham, offers convenient access to the town centre and its array of local amenities. With no onward chain, the home features a cosy lounge, a well-appointed kitchen, a porch, three bedrooms, and a family bathroom. The large rear garden is mostly laid to lawn.

## **LOCATION**

Millgate offers convenient access to both the Marriott's and Weavers' Way trails, ideal for those who enjoy walking, off-road cycling, or horse riding. The location also provides easy reach to the stunning North Norfolk coast, Wroxham, and Norwich, all within a thirty-minute drive.

## **LOUNGE**

Wooden entrance door leading into lounge, wooden floor, radiator, fireplace with wooden surround on pavement tiles, single glazed sash window to front aspect, wood beam ceiling. Wooden door leading to kitchen.

## **KITCHEN**

Tiled floor, base units with counter over, 4 ring induction hob, electric oven, enamel sink, dishwasher, washing machine and fridge freezer, radiator, stable door leading to rear porch. Single glazed window looking into porch and towards garden.

## **PORCH**

Tiled floor, single glazed windows to garden aspect, wooden door with single glazed window leading to garden.

## **STAIRS TO FIRST FLOOR LANDING**

Wooden flooring, radiator, cupboard.

## **MAIN BEDROOM**

Exposed floorboards, single glazed sash window to front aspect, radiator, built in wardrobe.

## **BEDROOM TWO**

Exposed floorboards, single glazed window to front aspect.

## **BEDROOM THREE**

Carpeted, single glazed window to garden aspect, radiator, cupboard housing the boiler.

## **BATHROOM**

Tiled floor, roll top bath with shower over and shower screen, pedestal hand wash basin, WC, towel heater, single glazed window with obscured glass to garden aspect.

## **EXTERNAL**

To the rear of the property is a bisected garden which is mainly laid to lawn and in excess of 100ft in length. Side access to the front of the property.

## **AGENTS NOTES**

Freehold.

Council Tax band - B - Broadland District Council

Gas and electricity connected

Mains Drainage

We have been advised that the neighbours have a right of way across the back of the property.

Grade II Listed

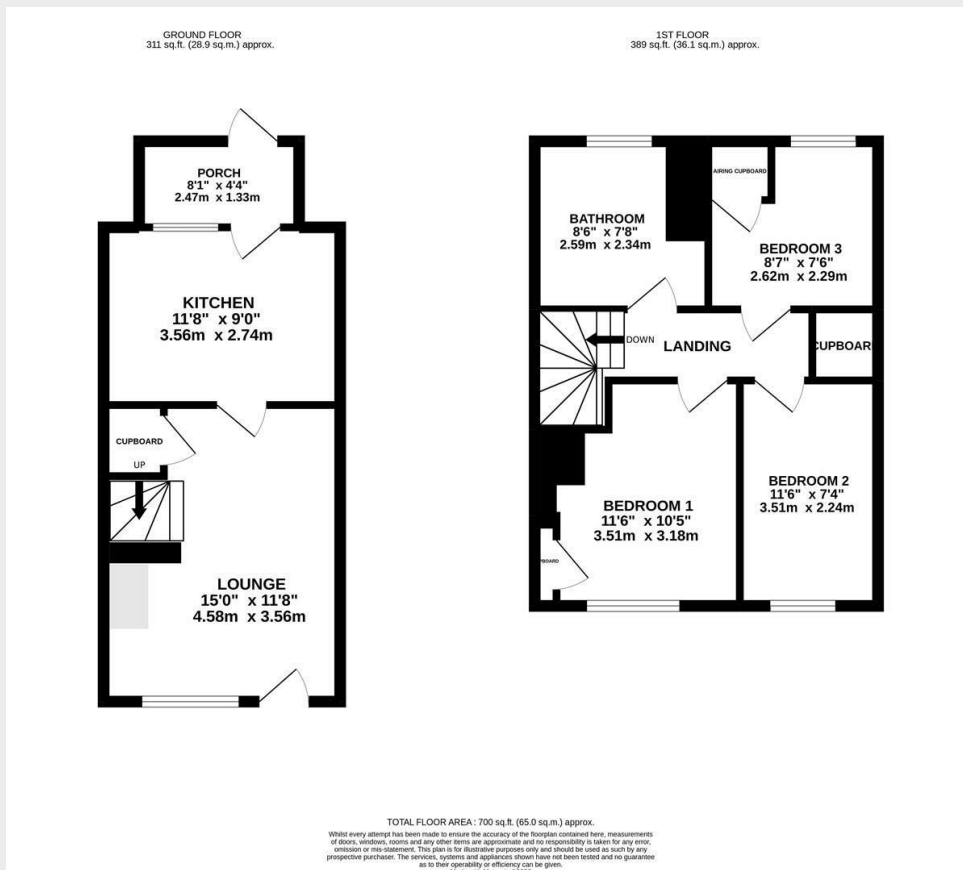


## Viewings

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>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</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	



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.

