



9 Lancaster Gardens, Aylsham, Norwich, NR11 6LB

Guide Price £250,000

- SOUTH FACING REAR GARDEN
- BRICKWEAVE DRIVEWAY
- SINGLE GARAGE
- LOUNGE DINER
- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- CLOSE TO MARKET PLACE
- CUL-DE-SAC LOCATION

9 Lancaster Gardens, Norwich NR11 6LB

A well presented two bedroom home ideally located on a quiet cul-de-sac close to Aylsham market place, with South facing garden, off road parking and a garage. The property offers the perfect opportunity for first time buyers or anyone looking for the convenience of living close to the town.



Council Tax Band: B



DESCRIPTION

Ideally positioned within a quiet cul-de-sac close to the market place in Aylsham, this fantastic two bedroom semi detached home has been extended over time to offer bright and well presented accommodation. Internally, the home comprises entrance porch leading to the hallway, kitchen, extended lounge/diner, with two double bedrooms and a wet room to the first floor. The property boasts a large driveway providing off road parking to the front with a single garage and a delightful South facing, low maintenance rear garden.

ENTRANCE PORCH

Timber framed door to front entrance, tiled flooring, timber framed door to hallway.

HALLWAY

Laminate flooring, radiator, built in under stairs storage.

KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with worksurface over with inset ceramic one and a half sink and drainer, Indesit electric hob with cooker hood over, fitted electric oven, integrated dishwasher, space for a fridge freezer, laminate flooring.

LOUNGE/DINER

UPVC double glazed French doors to rear garden and double glazed window to side aspect, two radiators, gas fired fire place with ceramic hearth and timber mantle over, carpet flooring.

FIRST FLOOR LANDING

Vinyl flooring, doors to all rooms.

BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, radiator, fitted wardrobes and drawer units.

WET ROOM

Double glazed window with obscured glass to front aspect, 'Aqualisa' power shower, WC, pedestal wash hand basin, radiator, extractor fan, tiled walls.

BEDROOM TWO

Double glazed window to front aspect, built in double wardrobe and separate built in cupboard with shelving units, carpet flooring, radiator.

EXTERNAL

To the front the property is approached via a brick-weave driveway providing access to the single garage with up and over door, power and lighting.

A gate offers side access to the rear garden which is enclosed and ideally low maintenance; laid with decking and bordered with a range of mature shrubs and flowers. There is also a shed.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Gas central heating.


Council tax band: B (Broadland)



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 

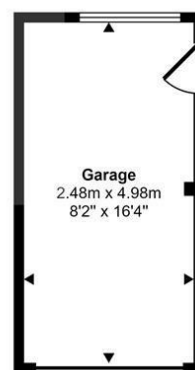
Approx Gross Internal Area
82 sq m / 888 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 28 sq m / 298 sq ft



Garage
Approx 12 sq m / 133 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.

