

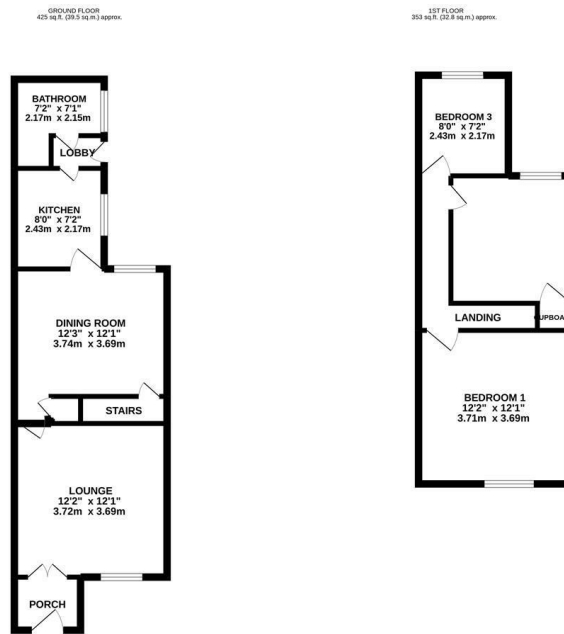


102 Aylsham Road | | Norwich | NR3 2HZ

Price Guide £200,000

****GUIDE £200,000 - £220,000**** Gilson Bailey are delighted to offer this Victorian period end terrace with three bedrooms off landing. Situated just to the north of the city centre. Accommodation comprises: porch, lounge, dining room, kitchen, lobby and ground floor bathroom. There are three bedrooms off the first floor landing. The property enjoys both UPVC double glazing, gas central heating and would make an excellent first time buy or buy to let investment. Outside is a front garden and a mature rear garden. North city offers a wide variety of amenities including selection of restaurants bars coffee shops and shops there is also excellent access into the city centre.





TOTAL FLOOR AREA: 770 sq ft (71.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should satisfy themselves by visiting the property and by obtaining a professional valuation. The agent, vendor and solicitor accept no liability for any errors or omissions. No part of this plan may be reproduced without the written permission of the agent.

Location:-

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises:-

Door to porch door to:-

Lounge:- 12'2" x 12'0"

UPVC double glazed window, radiator, fireplace and door to:-

Dining Room:- 12'0" x 9'10"

UPVC double glazed window, radiator, door to stairwell, door to under stairs storage cupboard and door to:-

Kitchen 7'1" x 7'11"

Range of wall and base units, stainless steel single sink and drainer, stainless steel fitted oven and hob with stainless steel extractor. Space for washing machine and fridge. UPVC double glazed window to side and door to:-

Lobby

Door to side and door to:-

Bathroom:-

Three-piece suite comprising, low-level WC, wash basin, panel bath, radiator and UPVC double glazed window.

First Floor Landing:-

Doors to bedrooms One, Two and Three.

Bedroom One:- 12'0" x 12'1"

UPVC double glazed window and radiator.

Bedroom Two:- 9'10" x 9'1"

UPVC double glazed window, radiator and over stairs storage cupboard with access to the loft.

Bedroom Three:- 7'1" x 7'10"

UPVC double glazed window to rear, radiator and wall mounted gas boiler in cupboard.

Front Garden:-

Shingle garden and shrubs enclosed by low-level wall and path to front door.

Rear Garden:-

Non-bisected lawn garden with mature shrubs and timber garden shed. Enclosed by brick walling and timber panel fencing.

Full Description

A porch entrance Victorian end terrace with accommodation including entrance porch, 12' lounge, 12' dining room, kitchen, lobby and bathroom. There are two double bedrooms and single bedroom off landing. There is a small shingled front garden and to the rear, a fully enclosed 42' non-bisected garden with timber garden shed. The property benefits from UPVC double glazing and gas fired radiator central heating. You will find the property situated north of the historic Cathedral City centre of Norwich within reasonable walking distance to a good selection of local amenities including shops, primary school and pubs. You are also within walking distance to the picturesque Waterloo Park and Wensum Park with a nearby bus stop, there are also good public transport links in and out of the City centre. Offered with NO ONWARD CHAIN, early viewing is highly recommended.

Local Authority


Norwich City Council - Tax Band B

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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