



37 Swan Close, Aylsham, NR11 6DT

Price Guide £220,000

- NO ONWARD CHAIN
- HALL ENTRANCE
- WALKING DISTANCE TO AYLSHAM MARKET PLACE
- GAS FIRED CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- LARGE GARAGE WITH INSPECTION PIT
- OFF ROAD PARKING FOR SEVERAL CARS

37 Swan Close, Aylsham NR11 6DT

37 Swan Close in Aylsham is being sold with NO ONWARD CHAIN and is within walking distance to the historic market place.

This semi detached property comprises of an entrance hall, lounge, kitchen, rear porch, two DOUBLE BEDROOMS and a family bathroom. Front & rear gardens, plenty of OFF ROAD PARKING and a LARGE GARAGE with inspection pit.



Council Tax Band: B



DESCRIPTION

37 Swan Close is currently being sold with NO ONWARD CHAIN and is located in a quiet cul de sac within walking distance to Aylsham market place. There is plenty of parking to the front and a long drive to the side giving access to the rear garden and garage. The accommodation comprises of an entrance hall, two double bedrooms and a family bathroom. There is a good size lounge with a large window overlooking the garden, kitchen and rear porch. The private rear garden is mainly laid to lawn with a greenhouse and mature shrub borders. The large garage is perfect for safely storing a caravan or boat and has an inspection pit.

ENTRANCE HALL

Double glazed, obscured glass entrance door, radiator, carpet, loft access with ladder.

LOUNGE

Double glazed window to rear aspect, carpet, radiator. York stone fireplace with stone mantel and hearth, housing a gas fire which currently is not in working condition.

KITCHEN

Double glazed window to side aspect and wooden glazed door leading to rear porch. Tiled floor and part tiled walls. Range of wall and base units with work surface over and stainless sink and drainer. Space for washing machine and space for a gas and electric oven. Built in pantry, space for fridge freezer.

REAR PORCH

Wooden and glazed porch with tiled floor leading to rear garden.

BEDROOM ONE

Double glazed window to front aspect, carpet and radiator

BEDROOM TWO

Double glazed window to front aspect., carpet, radiator

BATHROOM

Obscured double glazed window to side aspect, tiled floor and fully tiled walls. Panelled bath, low level WC and pedestal hand basin.

EXTERNAL

To the front of the property there is a hardstanding area, perfect for a caravan and to the side there is a long concrete drive with an outside tap, giving access to the garage.

To the rear of the property it is mainly laid to lawn with mature shrub borders, green house and path leading to the garage.

GARAGE

Large garage with double wooden doors with power and light and inspection pit. Ideal for storing a caravan or boat.

Courtesy door and window to the side.

LOCATION

Swan Close is within walking distance to the historic Aylsham market place.

Aylsham boasts a range of amenities from a choice of three supermarkets, a doctors surgery, two chemists dentist, highly rated schools, restaurants and quaint coffee shops.. There are regular weekly markets offering a range of local produce and crafts.

There are also good bus links into Norwich and out to the Coast.

AGENTS NOTE

Mains gas and electric.

Mains drains

EPC rating C

Council Tax Band B



Viewings

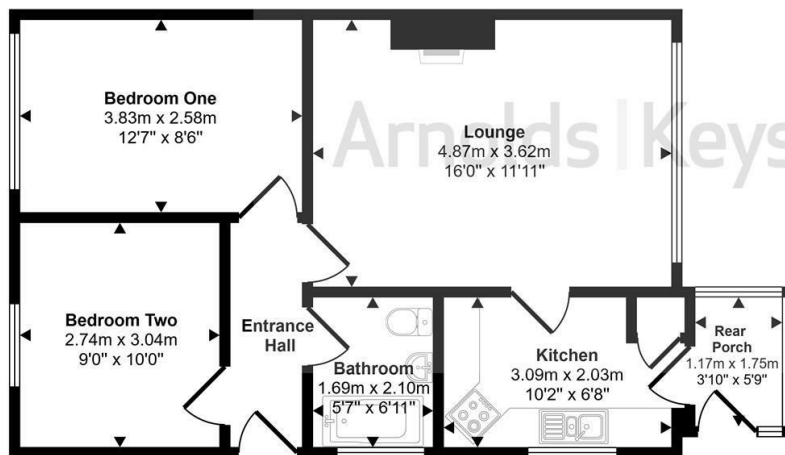
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

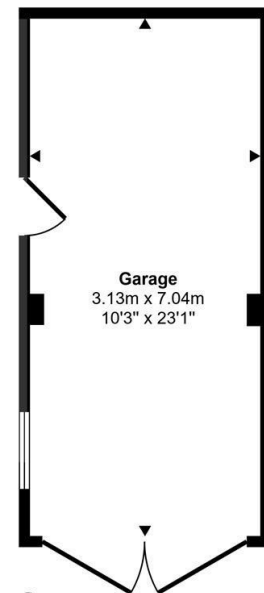
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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
76 sq m / 820 sq ft



Floorplan
Approx 54 sq m / 583 sq ft



Garage
Approx 22 sq m / 237 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

