



149 Hungate Street, Aylsham, NR11 6JZ

Offers Over £325,000

- THREE BEDROOM SEMI DETACHED BUNGALOW
- LARGE GRAVEL DRIVE
- ENTRANCE PORCH
- GAS FIRED CENTRAL HEATING
- FULLY DOUBLE GLAZED
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- CLOSE TO THE TOWN CENTRE

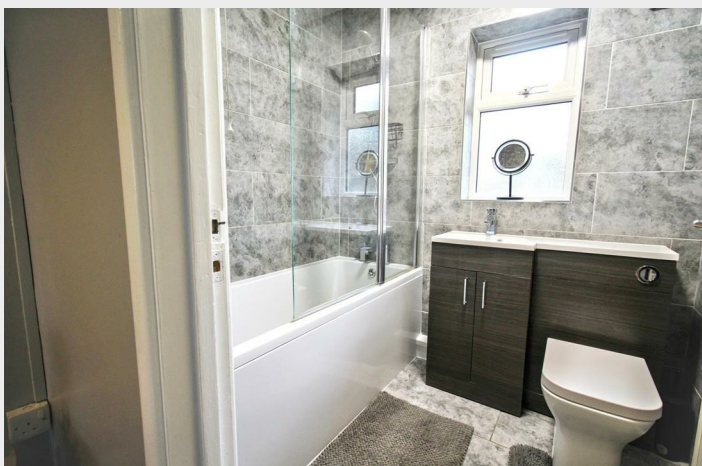
149 Hungate Street, Aylsham NR11 6JZ

* NO ONWARD CHAIN *

149 Hungate Street is within walking distance to the popular Aylsham Market Place and comprises of three bedrooms, lounge and a study. There is a large drive with parking for several cars and a private rear garden.



Council Tax Band: A



DESCRIPTION

Located on Hungate Street and set back from the road, this versatile semi detached bungalow is offered for sale with no onward chain.

The property is accessed via an entrance porch leading into the main hallway. Accommodation comprises of three well proportioned bedrooms, a family bathroom, kitchen, spacious lounge, and an additional study, offering flexible living space ideal for a range of buyers.

To the front of the property is a large gravel driveway providing off road parking for several vehicles, while to the rear is a good sized, private garden, perfect for outdoor enjoyment.

PORCH

Composite entrance door incorporating 2 ornate glazed panels. 2 glazed panels either side of the door.

ENTRANCE HALL

Composite door with glazed panel, carpet, radiator, coving, access to loft

BEDROOM ONE

Carpet, radiator, coving, double glazed window with shutters to front aspect.

BEDROOM TWO

Carpet, radiator, coving, double glazed window to rear aspect

BATHROOM

Tiled floor, fully tiled walls, radiator, obscured doubled glazed window to rear aspect. hand basin and toilet combined vanity unit. Panelled bath with glass shower screen and electric shower over.

INNER HALL

Carpet, open cupboard housing the boiler, glazed door to bedroom three and opening to the kitchen.

BEDROOM THREE

Carpet, Double glazed bay window to front aspect, radiator, coving, feature alcove.

KITCHEN

Wood effect laminate floor, radiator, double glazed window to rear aspect. Range of wall and base units, sink and drainer with mixer tap. Built in oven and plumbing for washing machine. Part tiled walls.

INNER HALL

Doors to lounge and the study and double glazed door leading to the rear garden.

LOUNGE

Carpet, radiator, coving, double glazed window to front aspect with shutters.

STUDY

Laminate flooring, radiator, double glazed window to rear aspect

EXTERNAL

To the front of the property there is a large gravel drive and a concrete path leading to the front porch. There is also a low level, close boarded fence with a vehicle gate and a separate pedestrian gate.

The rear garden is mainly laid to lawn with a raised vegetable bed, there is also a large wooden shed and patio area.

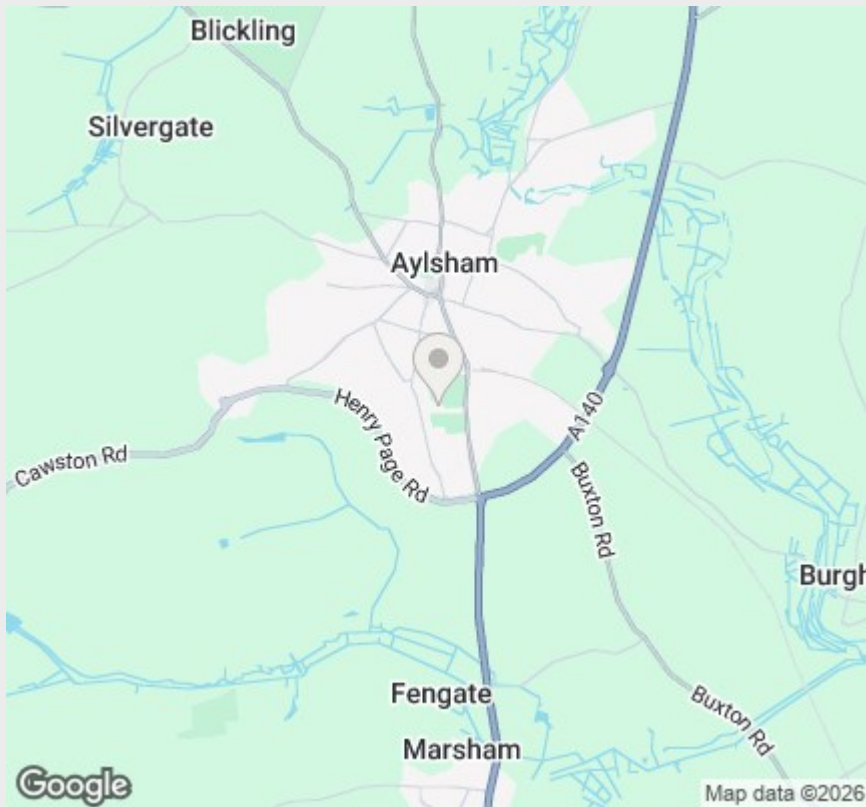
AGENTS NOTE

This property is Freehold
Broadland District Council - Tax Band A
Mains Drains, electricity, gas connected.

LOCATION

Situated on a highly regarded road and within easy walking distance of Aylsham Town Centre, this property enjoys an enviable location in one of the area's most sought-after market towns.

Aylsham is particularly popular for its excellent schools and wealth of local amenities, including sports facilities, bars, coffee shops, and a variety of well regarded restaurants.



Viewings

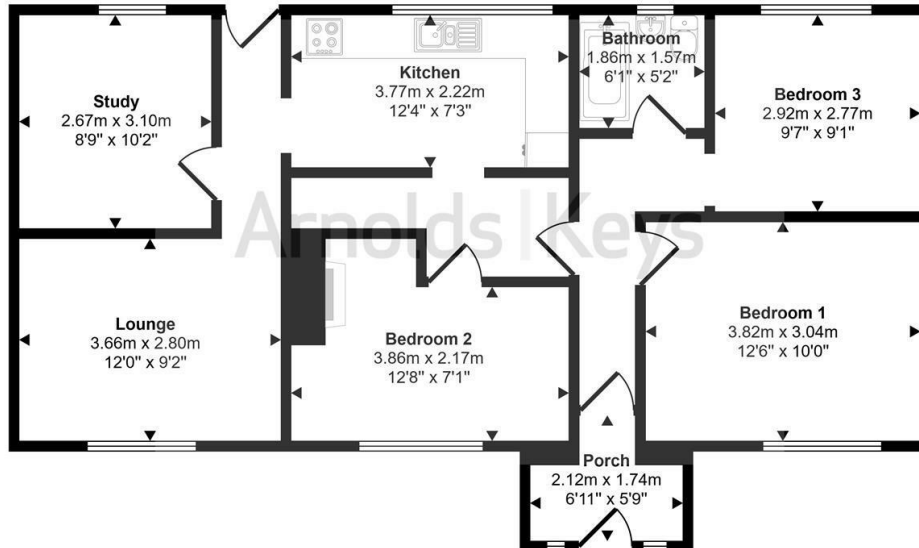
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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
79 sq m / 846 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, 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.



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