

Arnolds | Keys



85 Stuart Road, Aylsham, NR11 6HW

Price Guide £190,000

- * IN NEED OF REFURBISHMENT *
- SEMI DETACHED
- NO ONWARD CHAIN
- WALKING DISTANCE TO AYLSHAM MARKET PLACE
- TWO BEDROOMS
- FRONT & REAR GARDENS
- OFF ROAD PARKING

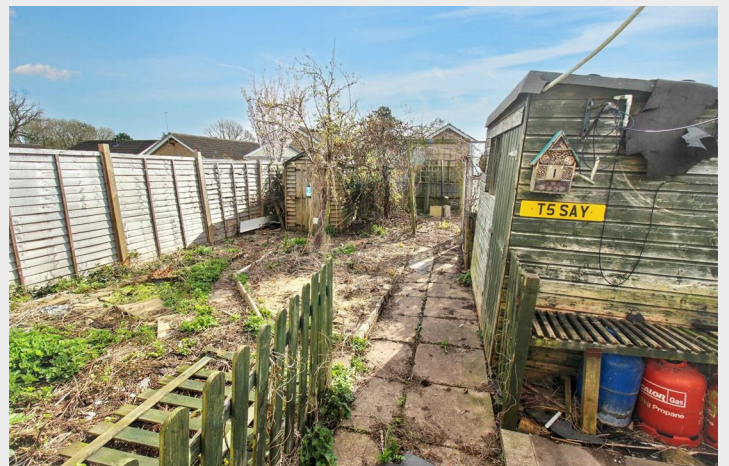
85 Stuart Road, Aylsham NR11 6HW

85 Stuart Road 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, two bedrooms and a family bathroom. Front and rear gardens with plenty of off road parking.



Council Tax Band: B



DESCRIPTION

85 Stuart Road is offered for sale with no onward chain and is ideally situated within easy walking distance of Aylsham's market place.

The home benefits from a generous front garden, providing off road parking for multiple vehicles, as well as side access leading to a private rear garden.

Internally, the accommodation comprises an entrance hall, two bedrooms, a bathroom, a lounge, and a kitchen.

Please note that the property would benefit from renovation, offering an excellent opportunity for buyers looking to update and add value.

ENTRANCE HALL

UPVC entrance door with ornate glass panels, radiator, coving, access to loft.

LOUNGE

Double glazed window to front aspect, coving, radiator.

KITCHEN

Double glazed window to side aspect and double glazed door to rear. Range of wall and base units, built in electric cooker and hob with extractor over. Stainless steel sink and drainer. plumbing for washing machine and space for fridge, boiler and part tiled walls.

BEDROOM ONE

Double glazed window to front aspect, coving, radiator, built in wardrobes.

BEDROOM TWO

Double glazed window to front aspect, coving, radiator, built in wardrobes, airing cupboard housing hot water cylinder.

BATHROOM

Obscured double glazed window to side aspect, part tiled walls, low level w/c, panelled bath, pedestal wash hand basin, radiator, coving.

EXTERNAL

To the front the property is mainly laid to lawn, with parking for several cars and side access to the rear. There are two sheds, a greenhouse to the rear and a patio area.

LOCATION

Stuart Road 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

This property is Freehold.

Mains drainage, electricity and water connected

Gas fired central heating


Council tax band: B



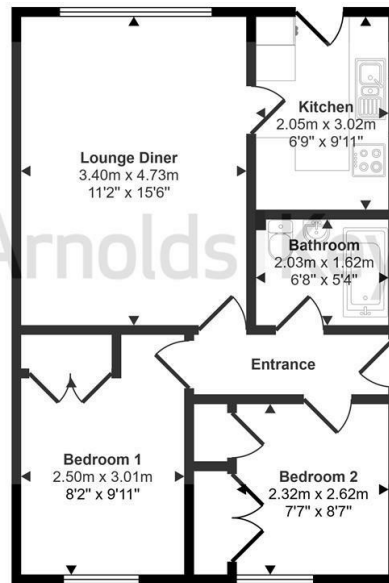
Viewings

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			
(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
48 sq m / 519 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.

