



Crompton Road, Aylsham, Norwich, NR11 6JS

welcome to

Crompton Road, Aylsham, Norwich

This spacious 3 bedroom semi-detached house is set on a generous plot, which benefits from having 2 reception rooms, refitted kitchen, updated bathroom, double glazed windows and gas central heating. Outside there is ample parking to the front and to the rear there is a generous sized garden.



Entrance Hall

Radiator and stairs leading to the first floor.

Lounge

Woodburner inset to fireplace, radiator, TV point, built-in cupboard and double glazed window.

Dining Room

Electric wall hanging fire, radiators, picture rails and double glazed window.

Kitchen

Refitted with a range of wall and base level units, stainless steel single drainer sink unit, electric hob with hood over, electric oven, combi microwave/oven, worktop, tiled splashback, spotlights and door leading to outside.

External Cloakroom

Low level WC.

External Utility Room

Sink, worktop and plumbing for washing machine.

First Floor Landing

Double glazed window, loft access and doors leading to the bedrooms and bathroom.

Bedroom 1

Airing cupboard, radiator and double glazed window.

Bedroom 2

Radiator and double glazed window.

Bedroom 3

Radiator and double glazed window.

Re-Fitted Bathroom

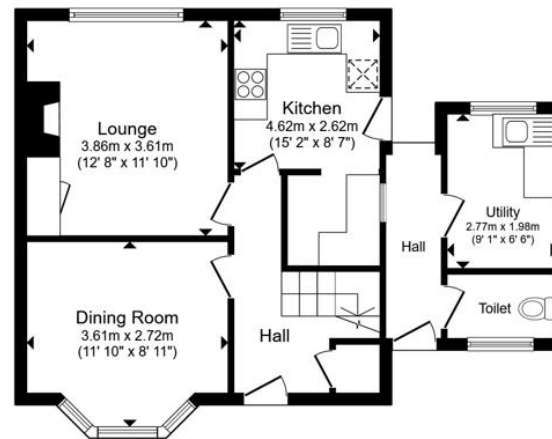
Fitted with updated suite comprising bath with mixer taps and drench head shower over, wash hand basin vanity unit and low level WC. Double glazed window, spotlights and tiled flooring.

Outside

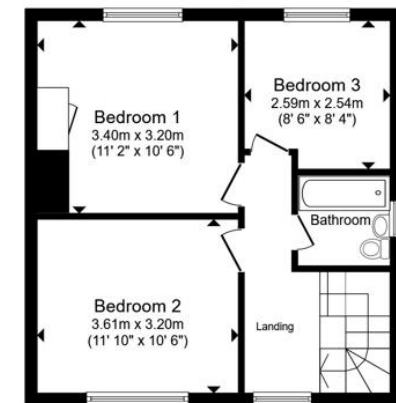
To the front of the property there is a gravel driveway, which offers ample off road parking. The rear garden is laid to lawn with planted borders, summerhouse, shed and timber workshop measuring approximately 10' x 7' with power and light.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 97.6 m² (1,050 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/AYS110031



welcome to

Crompton Road, Aylsham, Norwich

- Spacious 3 Bedroom Semi-Detached House
- 2 Reception Rooms
- Fitted Kitchen & Re-Fitted Bathroom
- Double Glazed Windows & Gas Central Heating
- Generous Sized Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS110031



Property Ref:
AYS110031 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk