





Sapwell Close, Aylsham, Norwich, NR11 6EF

william h brown

welcome to

Sapwell Close, Aylsham, Norwich

Offered with no onward chain is this well presented and spacious end terrace home, the property enjoys 3 bedrooms and shower room on the first floor and a spacious lounge, kitchen and dining room on the ground floor. Outside this home offers a double width driveway and front and rear gardens.













Entrance Hall

Wooden floor, double glazed window, radiator, door to lounge

Lounge

Double glazed window to the front aspect, radiator, electric fireplace with surround, decorative coving, understairs cupboard, stairs to first floor, TV point.

Kitchen

Fitted with a range of wall and base level units, worksurface with tiled splashback, double electric oven, electric hob with hood over, plumbing for a washing machine, stainless steel sink and drainer unit, double glazed window to the rear aspect, opens to the dining room.

Dining Room

Double glazed windows and door opening to outside, wood floor, radiator.

First Floor Landing

Double glazed window, airing cupboard, loft access, doors to bedrooms and shower room.

Bedroom 1

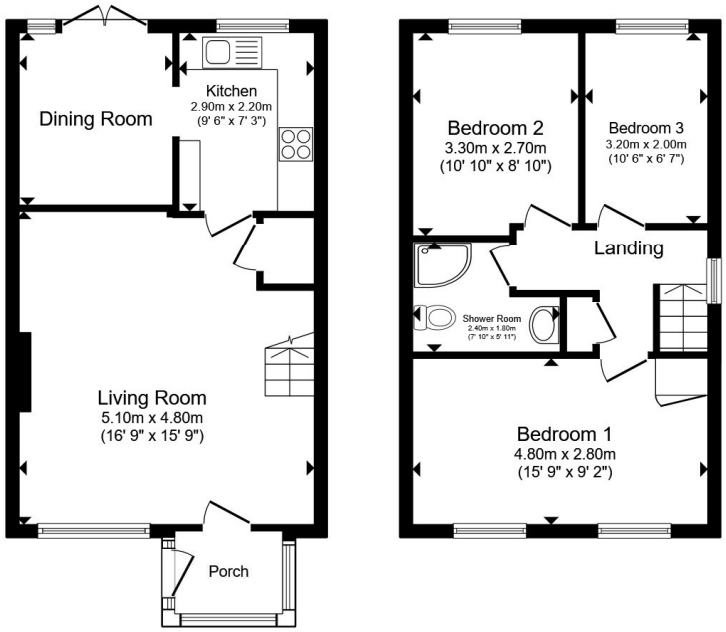
Two double glazed windows to the front aspect, two radiators, overstairs cupboard.

Bedroom 2

Double glazed window to the rear aspect, radiator.

Bedroom 3

Double glazed window to the rear aspect, radiator.



Ground Floor **First Floor**

Shower Room

Fitted with a shower cubicle, wash hand basin ,low level WC, heated towel rail, fully tiled, extractor fan.

Outside

To the front of the property is a driveway providing off road parking with a gate giving access to the front garden with pathway to the front door. The rear garden has a patio area, lawned area and shed and is enclosed.

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.

Total floor area 79.3 m² (854 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

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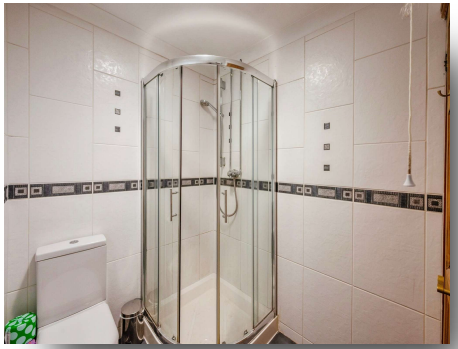
- No Onward Chain
- 3 Bedrooms, Shower Room
- Deceivingly Spacious Lounge, Kitchen & Dining Room
- Well Presented End Terrace Home
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
AYS110493 - 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.

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