



Dyes Loke, Aylsham, Norwich, NR11 6EG

welcome to

Dyes Loke, Aylsham, Norwich

Charming Grade II listed period home, just a short walk from Aylsham town centre. Featuring open-plan bespoke kitchen/dining space, ground floor living room and shower room, two first floor bedrooms, both with Church views, plus a charming courtyard, the latter nestled behind a red brick wall



Kitchen/Dining Area

Bespoke kitchen with a range of wall and base level units, wooden worksurface with tiled splashback, range cooker, two sash window to the front aspect and window to the rear, plumbing for washing machine and dishwasher, wooden floor, spotlights, two radiators, exposed timbers

Hall

Window, spotlights, radiators, door to bedroom 3.

Living Area

Flexible room currently used as a bedroom 3 with windows and double doors to the courtyard, loft access, radiator.

Shower Room

Fitted with shower cubicle, low level WC, wash hand basin, radiator, window, spotlights

First Floor Landing

Window, door to bedrooms and bathroom

Bedroom 1

Sash window, wooden floor, spotlights, radiator

Bedroom 2

Window, wooden floor, radiator

Bathroom

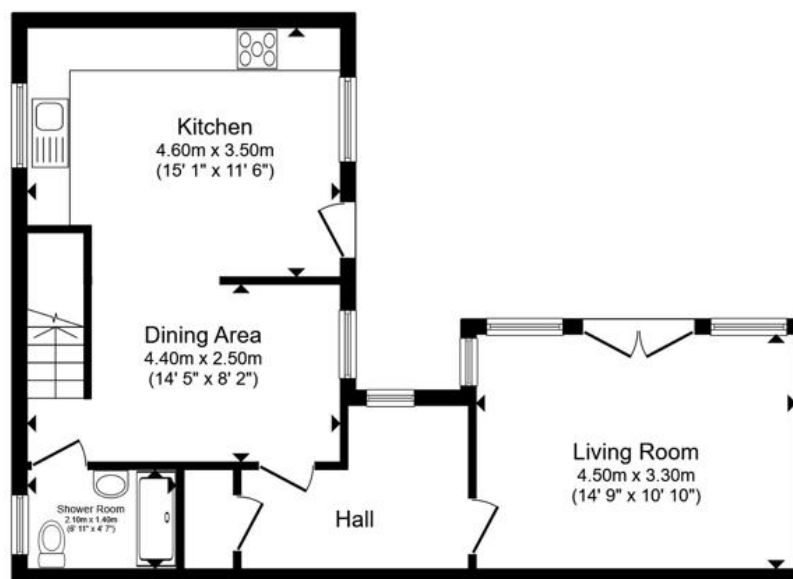
Bath with shower over, low level WC, wash hand basin, wooden floor, radiator.

Outside

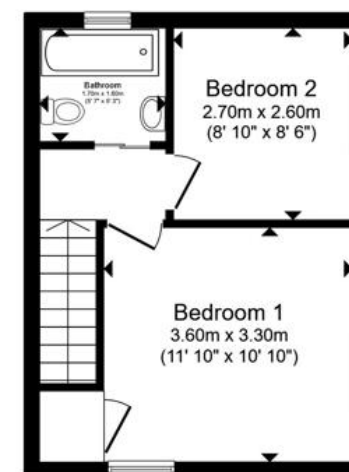
To the front of the property is the most charming courtyard which gives access to the front door.

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 79.5 m² (856 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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welcome to

Dyes Loke, Aylsham, Norwich

- Charming Grade II Period Home
- 2 Bedroom
- Open Plan Kitchen/Diner
- Shower Room & Bathroom
- Charming Courtyard

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

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS110012 - 0010

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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