



## 242 Aylsham Road, Norwich

**£170,000 Freehold**

Step into this bay-fronted Victorian mid-terrace house, offering two spacious double bedrooms, a generously sized bay-fronted lounge, and two reception rooms. Ideal for first-time buyers or those looking for a renovation project, this property presents an investment opportunity. With a bisected lawned garden, newly installed double glazing throughout, a downstairs shower room, and an upstairs family bathroom, this home provides both comfort and potential. Conveniently located with easy access to the city centre, local amenities, and excellent public transport links, this property is a must-see for those seeking a home with great potential.

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## Location

Aylsham Road is a well-connected and vibrant area in the Mile Cross suburb of Norwich, providing easy access to the city centre and nearby amenities. It's close to local shops, cafes, and schools, making it a convenient location for families and professionals. Public transport links are readily available, making commuting straightforward, while nearby green spaces and parks



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## Aylsham Road, Norwich

Upon entering through the porch, you are greeted by a spacious and inviting bay-fronted lounge, perfect for relaxing or hosting guests. Move through to the dining room, featuring a convenient cupboard and a fireplace that adds character to the space.

The kitchen has fitted cupboards, ample counter space, and a tiled backsplash, with a door leading to the outside.

Conveniently located on the ground floor is a shower room with tiled walls, offering added practicality and comfort for residents.

Upstairs, you will find two generously sized double bedrooms, each boasting its unique fireplace, providing a touch of warmth to the rooms.

The family bathroom on the upper floor features a tiled floor and partially tiled walls, creating a clean and modern aesthetic.



Ground Floor  
392 sq.ft. (36.4 sq.m.) approx.

1st Floor  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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