



Tower Hill Park, Costessey, NORWICH, NR8 5AT

welcome to

Tower Hill Park, Costessey NORWICH

****A superb park home , individual and extended two bedroom park home situated on this highly popular and well-regarded park home site, which lies just off West End, in this sought-after suburb of Norwich, Costessey to the west of Norwich!****



Lounge

15' 3" max x 9' 10" max (4.65m max x 3.00m max)

Wooden flooring, double glazed windows to front, double glazed French doors to the front leading to decking, small double glazed window to the side and large radiator with an additional smaller radiator..

Kitchen

13' 7" max x 10' 7" max (4.14m max x 3.23m max)

Double glazed window to side and large double glazed window to the front. Wall and base units with inset sink unit, built-in gas oven, built-in gas hob with extractor. Tiled splashbacks, wooden flooring, large radiator and uPVC door to side leading to decking and the front garden.

Utility Room

9' 10" x 9' 5" (3.00m x 2.87m)

Wooden flooring, door to rear, space for washing machine. large radiator and separate room for washing machine.

Bedroom One

9' max x 9' 7" max (2.74m max x 2.92m max)

Double glazed window to side, wooden flooring and radiator.

Bedroom Two

6' 6" x 9' 9" (1.98m x 2.97m)

Double glazed window to side, radiator, cupboard housing gas fired boiler. Wooden floorin.

Shower Room

Double glazed windows to side, tiled flooring, WC and wash hand basin, tiled shower cubicle with inset shower and radiator.

Exterior

The parking to this property is provided by a communal resident's car park at the beginning of the site. To the front, there is a decked patio area leading to the front door with mature shrubs. To the side, there is a lawned area which also has large metal storage sheds, and to the rear, there is a paved patio area.

Agents Note

The property has charges which are £107.99 per month and this includes water.



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Tower Hill Park, Costessey NORWICH

- Superb two bedroom detached and extended park home
- Front, side and rear gardens
- Communal parking
- Overlooking large lawned green
- Sought-after west city location

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR137793 - 0011

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



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk