



Bahram Road, Costessey, NORWICH, NR8 5EY

welcome to

Bahram Road, Costessey NORWICH

THIS IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR8 postcode just to the west of Norwich city centre. The property is being sold with the added benefit of NO ONWARD CHAIN. **Viewings are recommended not to miss out on this fantastic apartment!**



Secure Phone Entry System

Door to front, stairs to first floor:-

Entrance Hall

Door to front, radiator, laminated floor, airing cupboard, storage cupboard and loft access.

Lounge/ Diner

15' 3" x 14' 4" (4.65m x 4.37m)

Double glazed window to side & front, radiator, TV point and phone point

Kitchen

10' 8" x 6' 2" (3.25m x 1.88m)

Double glazed window to side, integrated fridge/freezer, wash machine, dishwasher, boiler, gas oven, gas hob, extractor fan, stainless steel one half sized bowl, wall based units, work surfaces and vinyl flooring.

Bedroom One

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window to front, radiator, carpeted floor and door to ensuite:-

Ensuite

Wash hand basin, W/C, shower cubicle, radiator, vinyl flooring and shaving point.

Bedroom Two

11' 9" x 7' 4" (3.58m x 2.24m)

Double glazed window to front, carpeted floor and radiator,

Bathroom

Bath with shower over, radiator, vinyl flooring, wash hand basin, W/C, shaving point and extractor fan.



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Bahram Road, Costessey NORWICH

- NO ONWARD CHAIN
- Two double bedrooms
- Ensuite & Family bathroom
- Perfect for first time buyers or investors
- On street parking

Tenure: Leasehold EPC Rating: C

offers in excess of

£145,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NOR139368 - 0006

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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