



**Woodpecker Court, Woodpecker Way, Costessey,
Norwich, NR8 5FE**

welcome to

Woodpecker Court Woodpecker Way, Costessey Norwich

THIS WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR8 postcode just to the west of Norwich city centre. The property would make a fantastic first time buy or investment purchase and is being sold with the added benefit of NO ONWARD CHAIN!



Secure Phone Entry System

Stairs to first floor.

Entrance Hall

Door to front, carpeted floor and radiator.

Open Plan Lounge/ Diner

16' 6" x 14' 9" (5.03m x 4.50m)

Five double glazed windows to front, carpeted floor, TV point and phone point.

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m)

Stainless steel one and a half sized bowl, wall and base units, work surfaces, gas oven, gas hob, extractor fan, integrated washing machine, integrated fridge/ freezer and tiled flooring.

Bedroom One

12' 8" x 8' 5" (3.86m x 2.57m)

Double glazed window to side, carpeted floor, TV point and door to ensuite:-

Ensuite

Wash hand basin, W/C, shower cubicle with extractor fan, radiator and tiled flooring.

Bedroom Two

9' 2" x 8' 5" (2.79m x 2.57m)

Carpeted floor and double glazed window to side.

Bathroom

Wash hand basin, W/C, tiled flooring, radiator and bath.

Exterior

There is allocated parking.



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welcome to

Woodpecker Court Woodpecker Way, Costessey Norwich

- NO ONWARD CHAIN
- Allocated parking
- Two double bedrooms
- Bathroom and ensuite
- Perfect for first time buyers or investors

Tenure: Leasehold EPC Rating: B

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.

offers in excess of

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR139923 - 0004

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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