

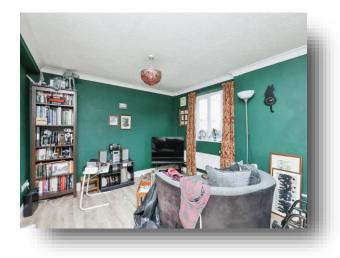
Bishop Pelham Court, Norwich, NR4 6RS



welcome to

Bishop Pelham Court, Norwich

THIS TWO BEDROOM HOUSE with access to Keswick hall estate which includes a heated outdoor swimming pool, tennis courts and ample car parking provisions is situated in the highly sought after NR4 postcode of Norwich. *Viewings are highly recommended to fully appreciate this property and its location*













Lounge

19' 11" x 11' 4" (6.07m x 3.45m) Window to front, door to front, laminate flooring, radiator and arch to:-

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m) Wall & base units, work surfaces, stainless steel sink & drainer, electric oven and cooker head.

Cloakroom

Wash hand basin, wc, plumbing for washing machine and safety flooring.

First Floor Landing Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m) Window to front, carpeted floor and radiator.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m) Window to front, carpeted floor and radiator.

Bathroom

Shower cubicle, wash hand basin, wc, radiator and safety flooring.





welcome to

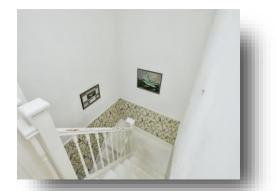
Bishop Pelham Court, Norwich

- Access to Keswick Hall estate
- Two bedrooms
- Recently fitted cloakroom & family bathroom
- Ample off-road parking
- Sought after location

Tenure: Freehold EPC Rating: C

offers in excess of

£180,000







view this property online williamhbrown.co.uk/Property/NOR141744

The Property Ombudsman

Property Ref: NOR141744 - 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.

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