









welcome to

Breydon Drive, Costessey Norwich

THIS THREE BEDROOM DETACHED BUNGALOW is situated within a convenient and sought after location. The property is immaculately presented through out and has been a successful buy to let for many years. ** Viewings are highly recommended to fully appreciate this fantastic property!! **













Entrance Hall

Laminate floor and radiator.

Cloakroom

Window to side, wash hand basin, wc and radiator.

Lounge

12' 7" x 21' 7" (3.84m x 6.58m)

Window to rear, carpeted floor and radiator.

Kitchen

8' 2" x 10' 7" (2.49m x 3.23m)

Wall & base units, work surfaces, one & a half bowl sink unit, gas hob, electric oven, plumbing for washing machine & dishwasher and tiled flooring.

Utility Room

3' 7" x 10' 5" (1.09m x 3.17m)

Window to side and door to rear.

Conservatory

9' 11" x 19' 11" (3.02m x 6.07m)

Bedroom One

10' 8" x 10' 2" (3.25m x 3.10m)

Window to front, carpeted floor and radiator.

Bedroom Two

12' 4" x 11' 4" (3.76m x 3.45m)

Window to front, carpeted floor and radiator.

Bedroom Three

9' 10" x 7' 6" (3.00m x 2.29m)

Window to side, carpeted floor and radiator.

Bathroom

Bath with shower over, wash hand basin, wc, window to side and tiled flooring.





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Breydon Drive, Costessey Norwich

- Three bedroom detached bungalow
- Off-road parking & garage
- Successful buy to let over many years
- Fully enclosed garden
- Well presented throughout

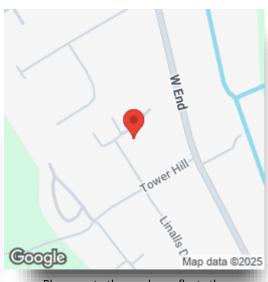
Tenure: Freehold EPC Rating: D

£330,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142460



Property Ref: NOR142460 - 0003 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.





01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk

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.