



Rose Avenue, Costessey, Norwich, NR8 5EX

welcome to

Rose Avenue, Costessey, Norwich

This beautifully presented home is new to the market, ideally situated in the highly sought-after location of NR8. A fantastic opportunity for first-time buyers, the property provides a blend of comfort, modern living and practicality.



Description

This beautifully presented home is an ideal first-time purchase. The ground floor welcomes you into a spacious, well-proportioned lounge, an inviting living space ideal for both relaxing and entertaining friends and family. The kitchen is fitted with a range of wall and base units, offering ample of storage and preparation space, a well laid out kitchen to suit everyday living. A ford from the kitchen leads directly into the rear garden, creating a flow between indoor and outdoor spaces. The ground floor further benefits from the convenience of a downstairs WC

Upstairs, the first floor compromises a main bedroom completed with a range of fitted storage, providing practicality. A second bedroom, which is versatile in use, ideal for a guest room, dressing room, nursery or home office, depending on your needs. Completing the accommodation is partially tiled bathroom with a fitted suite.

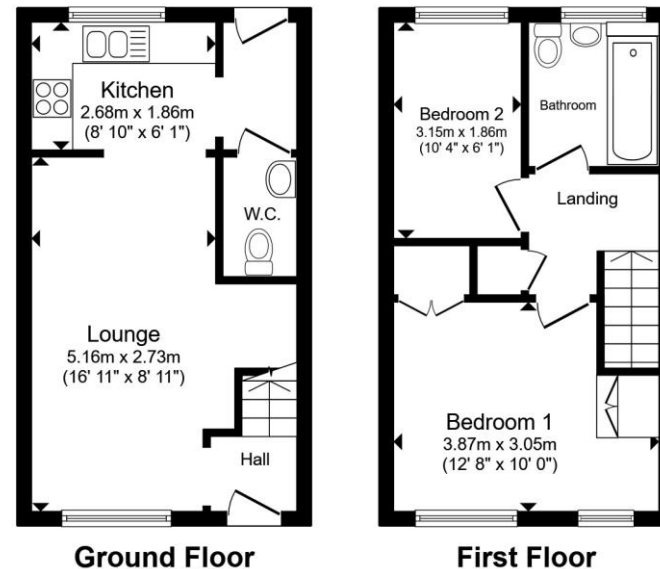
Externally the garden, which is mainly laid to lawn, offers a pleasant outdoor space. Which is completed with a shed.

The home is located in the popular area of NR8, Costessey. benefitting from local supermarkets, schools, doctors. Also benefitting from regular transport links.

A perfect opportunity for a first time buyer!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Total floor area 55.0 m² (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Rose Avenue, Costessey, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Ideal first time home!
- Allocated parking space
- Private, enclosed rear garden
- End terrace

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR144549](https://www.williamhbrown.co.uk/Property/NOR144549)



Property Ref:
NOR144549 - 0002

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