



ICONIC
ESTATE AGENTS

Phoenix Way, Hampden View, Costessey
OIEO £230,000 Freehold



- Modern Home Built In 2022
- Two Double Bedrooms & Principle En-Suite
- Contemporary Kitchen With Ample Storage
- Open Plan Sitting/Dining/Kitchen Area
- Stylish Bathroom & Re-Fitted Cloakroom
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces
- Remainder Of NHBC Certificate
- Popular Hampden View Development
- EPC Rating B / Council Tax Band B



From the A47 Dereham Road, turn into The Hampdens onto Lord Nelson Drive and onto Bawburgh Lane. Follow the road along on Long Road and turn into Ascencion Avenue and turn right into Phoenix Way where the property can be found on the left hand side.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.