



West End, Costessey Norwich NR8 5AG



welcome to

West End, Costessey Norwich

****NO ONWARD CHAIN**** Modern two bedroom terrace thoughtfully designed for the modern professional or small family with **ALLOCATED PARKING** located in the popular Costessey area with excellent links to the A47 and A11. Call now to avoid missing out!



Immaculately presented two-bedroom terrace, which has been thoughtfully designed for the modern professional or small family. The living area highlights sleek, neutral finishes and a seamless flow into a stylish kitchen equipped with integrated appliances and ample storage with conservatory to the rear. Both bedrooms are generously proportioned with a modern bathroom off landing. A standout feature is the private, fully enclosed rear garden—a tranquil, low-maintenance oasis. Convenience is taken a step further with a dedicated allocated parking space. Finally, the property enjoys brilliant transport links: just minutes from the nearest bus routes and easy access to the main roads, making commutes and city exploration effortless. This terrace blends contemporary design, functional space, and superb connectivity into a perfect urban haven.

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.

Lounge

15' 5" x 11' 10" (4.70m x 3.61m)

Kitchen

11' 10" x 9' 1" (3.61m x 2.77m)

Conservatory

8' 6" x 7' 5" (2.59m x 2.26m)

First Floor

- . -



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Allocated Parking

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

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143890 - 0002

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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.



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