



Poethlyn Drive, Costessey, Norwich, NR8 5BP

welcome to

Poethlyn Drive, Costessey, Norwich

Located on Poethlyn Drive within the sought-after Queens Hill area, this four bedroom semi-detached home is conveniently positioned for local amenities, schools, green spaces and transport links, with easy access to Norwich city centre and the NDR.



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.

Kitchen/Lounge

26' 6" x 12' 4" (8.08m x 3.76m)

Door to side aspect, carpeted flooring, radiator.

Oven, gas hob, cupboard, radiator, fridge freezer.

Separate Toilet

Wc, wash hand basin, radiator, vinyl flooring.

Landing

Carpeted flooring, watertank.

Bedroom One

13' 10" x 12' 4" (4.22m x 3.76m)

Two windows to rear aspect, two radiators, carpeted flooring.

Bedroom Two

13' 8" x 12' 4" (4.17m x 3.76m)

Two windows to front aspect, cupboard, radiator, carpeted flooring.

Ensuite

Wc, shower, radiator, wash hand basin with mixer tap.

Bedroom Three

12' 5" x 10' 11" (3.78m x 3.33m)

Window to front aspect, radiator, carpeted flooring.

Bedroom Four

12' 4" x 10' 8" (3.76m x 3.25m)

Two windows to front aspect, radiator, carpeted flooring.

Bathroom

Wc, wash hand basin with mixer tap, shower, radiator.



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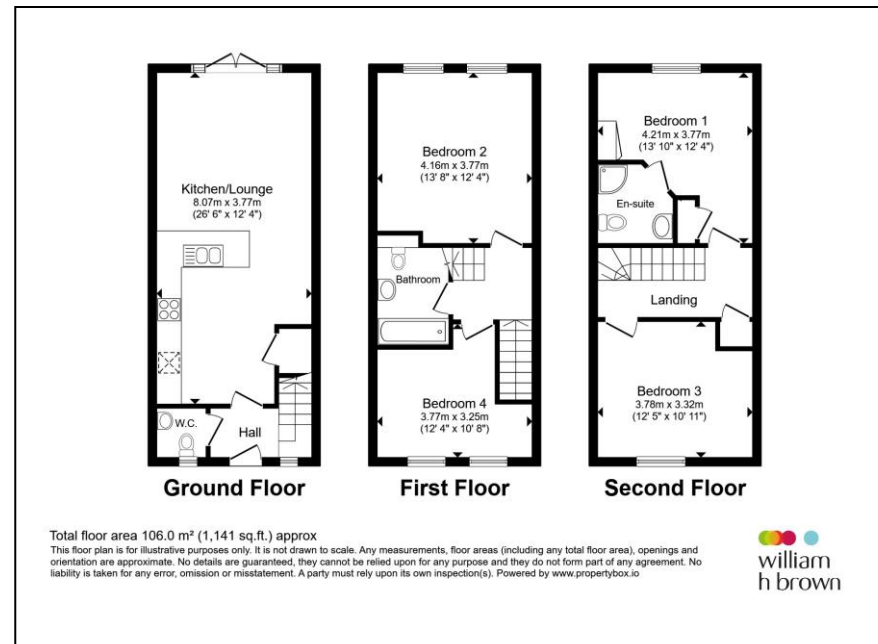
Poethlyn Drive, Costessey Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Semi Detached Townhouse
- Off road parking

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

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143611 - 0003

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