





Pump House Close,Costessey Norwich NR8 5HW

william h brown

welcome to

Pump House Close, Costessey Norwich

Overlooking a pleasant wooded area to the front, this spacious four-bedroom detached home offers superb family accommodation. Featuring a generous lounge with bay window, an open-plan kitchen/dining room, en-suite to the principal bedroom, family bathroom, detached garage and driveway parking,













Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

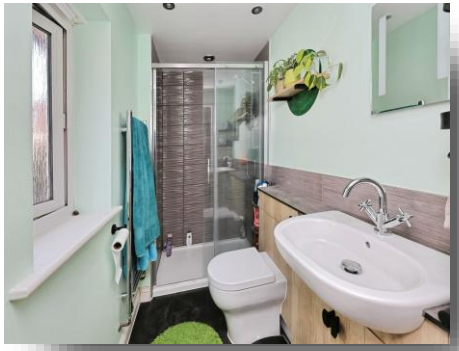
Pump House Close, Costessey Norwich

- *Guide Price £325,000-£350,000*
- Attractive wooded outlook to the front
- Spacious kitchen/dining room
- 4 bedrooms
- En-suite shower room and family bathroom

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

guide price

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144993

The Property Ombudsman

Property Ref:
NOR144993 - 0004

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.

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