



Bittern Road, Costessey Norwich NR8 5FL

welcome to

Bittern Road, Costessey Norwich

William H Brown are excited to present THIS TWO BEDROOM FLAT in the highly sought after area in Queens Hill. The property would be a perfect first time buy or investment purchaser and is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended!!! **



THIS TWO BEDROOM TOP FLOOR FLAT is situated in the highly sought after area of Queens Hill. The property comprises of open plan lounge/ diner, kitchen, two bedrooms and bathroom, externally there is a garage/ car parking space. The property would make a fantastic first time buy or investment opportunity and is being sold with the added benefit of NO ONWARD CHAIN!!

** Viewings are highly recommended to fully appreciate this fantastic flat!!

**

Lounge/ Diner

11' 11" x 13' 4" (3.63m x 4.06m)

Kitchen

8' 2" x 6' 11" (2.49m x 2.11m)

Bedroom One

9' 1" x 10' (2.77m x 3.05m)

Bedroom Two

6' 5" x 7' 4" (1.96m x 2.24m)

Bathroom



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Bittern Road, Costessey Norwich

- Highly sought after location
- Two double bedrooms
- Open plan lounge/ diner
- Communal garden
- Off-road parking

Tenure: Leasehold EPC Rating: C

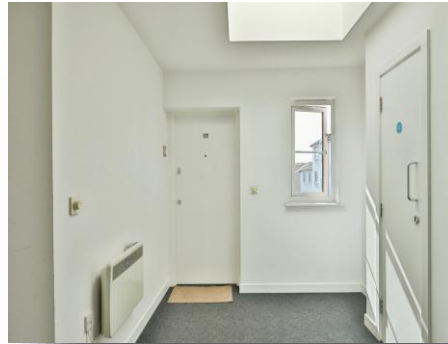
Council Tax Band: A Service Charge: 1700.00

Ground Rent: 87.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142356 - 0003

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.

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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