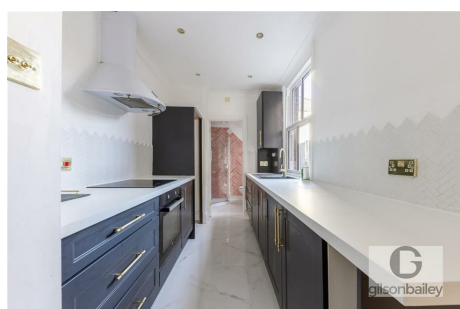




59 Cozens Road | | Norwich | NR1 1JJ

Guide Price £240,000

****GUIDE PRICE £240,000 - £250,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this stunning, fully renovated two-bedroom mid-terrace house, perfectly positioned in the highly sought-after Thorpe Hamlet area of Norwich, within easy walking distance of the City Centre and train station.

The accommodation comprises a welcoming lounge, separate dining room, modern fitted kitchen, and a contemporary shower room on the ground floor. On the first floor, there are two bedrooms off the landing, with bedroom one featuring a stylish en-suite bathroom.

Outside, the property offers a low-maintenance front garden and a non-bisected rear garden providing a private outdoor space. Further benefits include gas central heating, double glazing, and the property is offered with no onward chain.

This beautiful home would make an ideal first-time purchase or buy-to-let investment – early viewing is highly recommended!





Whilst every attempt has been made to ensure the accuracy of the description compared to the measurements of plans, dimensions, views and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The position, nature and appearance of items shown here are not intended and no guarantee is given to their operation or efficiency may be given. Made with Metaplan (2020)

Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises

Front door to:

Lounge 11'8" x 11'3"

Sash window, radiator.

Dining Room 11'8" x 11'3"

Rear door, radiator, storage cupboard.

Kitchen 9'11" x 6'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window.

Shower Room 6'7" x 5'4"

Shower cubicle, low level WC, hand wash basin, radiator, two frosted double glazed windows.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'8" x 11'5"

Sash window, radiator.

Bedroom Two 11'8" x 11'4"

Sash window, radiator.

En-Suite 10'2" x 6'9"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Low maintenance garden with path to front door.

Outside Rear

Non-bisected paved and shingled garden, timber shed, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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