



## 41 Cozens Road, Norwich

£230,000 Freehold

*\*Guide Price £230,000-£250,000\** Conveniently located in the heart of Norwich city, this charming mid-terrace residence is ideal for first time buyers or if you are looking for an investment purchase, along with a chain free status. Showcasing a bright and airy interior, with two reception rooms, a well-equipped kitchen, three bedrooms, a bathroom and a shower room. Promising a lifestyle of comfort and ease, suitable for young couples or families wanting to be within close proximity to a wide range of local amenities.



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### Location

Norwich NR1 is a postcode area located in the heart of Norwich, a historic city in Norfolk. This area is home to a mix of residential, commercial, and cultural spaces. It includes parts of the city centre, offering easy access to a variety of amenities such as shopping districts, restaurants, and local markets. NR1 also encompasses well-known landmarks like Norwich Castle and the Norwich Cathedral, both of which are key parts of the city's rich history. The location



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### Cozens Road

Upon entering, residents are greeted by a warm and inviting atmosphere that permeates throughout the entire residence. The ground floor features two welcoming reception rooms, providing ample space for both relaxation and entertainment. Whether hosting guests or enjoying a quiet evening in, these versatile spaces offer endless possibilities for personalisation and enjoyment.

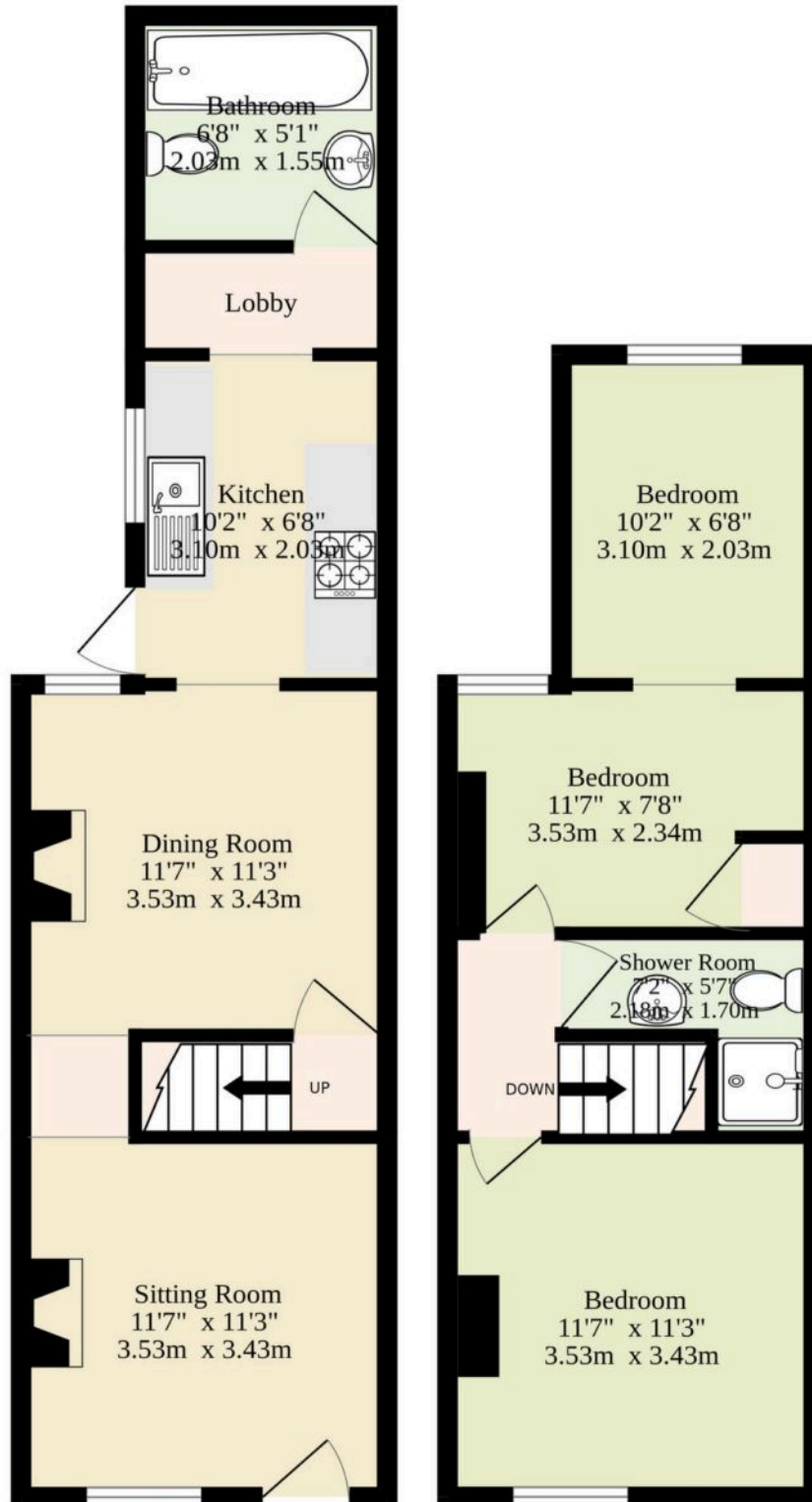
The well-equipped kitchen is thoughtfully designed with functionality and style in mind, fitted with units and appliances to be able to cook your favourite meals. Offering ample amount of storage and counter-top space for meal preparation. The convenient ground floor bathroom comprises of a modern three-piece suite, accommodating all residents in the household.

Ascend to the first floor where you will encounter three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest room,



Ground Floor  
456 sq.ft. (42.4 sq.m.) approx.

1st Floor  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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