

# Norwich Office - Sales, Lettings and Auctions

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\* Your home may be repossessed if you do not keep up the repayments on your mortgage.

FCA No 521208

Broadland Consultants Limited is an Appointed Representative of Sanlam Partnerships Limited which is authorised and regulated by the Financial Conduct Authority.

Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

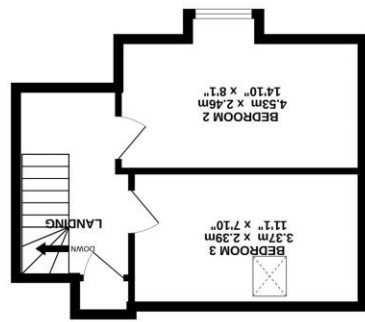
Independent Mortgage & Financial Advice.

Looking for a mortgage?

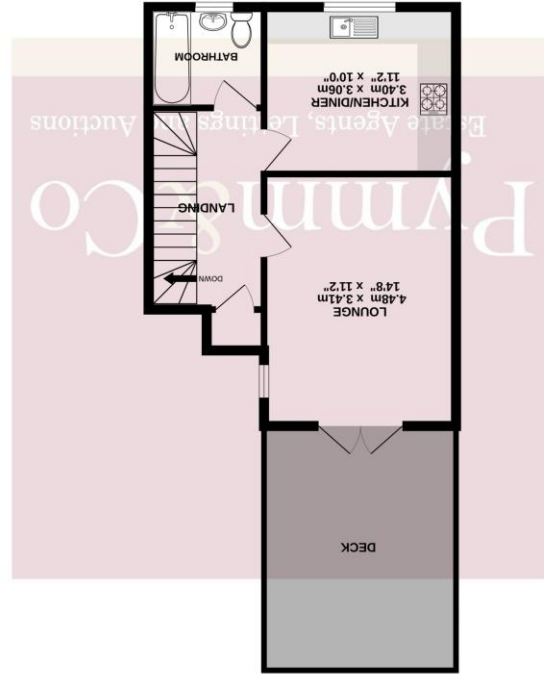
BROADLAND CONSULTANTS LIMITED



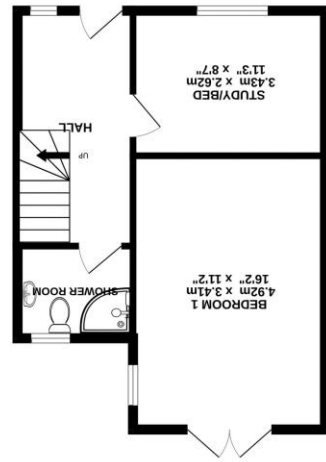
TOTAL FLOOR AREA: 103.7 sq.m. (1117 sq.ft.) approx.  
This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should be relied upon for any purpose and do not rely on their own inspections. Made with Metropix 6/2026



2ND FLOOR  
28.3 sq.m. (304 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



GROUND FLOOR  
37.8 sq.m. (407 sq.ft.) approx.



7 Tavern Court, Coltishall, Norwich, Norfolk, NR12 7DH  
Price £350,000

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Pymm & Co  
Estate Agents, Lettings and Auctions



- Magnificent tucked away location
- Entrance hall with ground floor shower room
- Ground floor principal bedroom with French doors
- Further ground floor bedroom/study
- First floor kitchen/dining room
- First floor lounge with French doors opening onto rear decking
- First floor bathroom
- No Onward Chain
- One allocated parking space within residence car park
- Generous mature garden

Situated in a delightful position within the heart of the village, this fantastic three storey end of terrace home offers flexible and well presented accommodation, complemented by a generous private garden and allocated parking. Offered for sale with No Onward Chain, the property presents an excellent opportunity for families, professionals, or those seeking a village lifestyle with convenient amenities close at hand. The accommodation begins with an entrance hall featuring a staircase rising to the first floor and access to a ground floor shower room. The principal bedroom is located at the rear and benefits from French doors opening directly to the rear creating a wonderful connection between the indoor and outdoor spaces. A further versatile room to the front can be utilised as a further bedroom, study, or home office depending on individual requirements. The first floor landing leads to a spacious kitchen/dining room, providing an excellent space for everyday living and entertaining. To the rear, the generous lounge enjoys a pleasant outlook and features French doors opening onto a substantial timber decked terrace, offering a high degree of privacy and an ideal setting for outdoor dining and relaxation. A family bathroom completes the accommodation on this level. On the second floor, the landing provides access to two further bedrooms, one positioned to the front and the other to the rear, creating flexible accommodation suitable for growing families or visiting guests. Externally, the property benefits from one allocated parking space within the residents' car park to the front. A timber side gate provides access to the mature and private rear garden, which is predominantly laid to lawn and enclosed by an attractive combination of brick and flint walling together with timber fencing, creating a secure and secluded outdoor environment. Further benefits include gas fired central heating and double glazing throughout. Offered with No Onward Chain, this attractive village home is ready for immediate occupation. We hold keys at the office, and an early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.



#### Location

Coltishall is a wonderful broads lying Norfolk village that combines a vibrant community spirit with the natural beauty of riverside living. Set along the River Bure, moored boats and gentle wildlife hint at its link to the Broads, while everyday life here centres on connection, comfort, and quality of living. The Rising Sun and Kings Head are popular riverside pubs/restaurants a true hub of village life, where hearty food and relaxed seating spill onto the water's edge and village green, always lively on warm summer days. Just up the road, the Recruiting Sergeant offers excellent dining in a friendly, characterful setting, while a local Londis store and takeaways ensure daily convenience. Coltishall also offers an enviable network of walking and cycling routes, winding through countryside and along the river. With the Broads close by, opportunities for sailing, canoeing, and paddleboarding abound, while Norwich and the Norfolk coast are within easy reach. The village is situated about nine miles from Norwich. There are excellent local shopping and transport facilities within the nearby village of Wroxham which is about 2 miles away this includes train links to Norwich Sheringham. Balancing tranquility with vibrancy, Coltishall is a village where riverside views, good food, and a strong sense of community create an enviable lifestyle.



#### Agents Note - Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			89
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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