



Addison Close, Coltishall NR12 7JA

welcome to

Addison Close, Coltishall

A fantastic chance to secure a property in one of Norfolk's most sought-after villages, with clear potential for refurbishment. Ideal for first-time buyers wanting to create their own space or investors it's a smart and appealing opportunity.



Agents Note

We are limited to the material information regarding this property. If there is anything of particular importance, please contact the branch who will endeavour to answer your query.

Ground Floor Entrance Hall

Double-glazed door to front aspect, double-glazed window to side aspect, double-glazed side panel, carpeted flooring, stairs to first floor.

Lounge

Double-glazed window to front aspect, television point, picture rail, fireplace, carpeted flooring.

Kitchen

Double-glazed window to rear aspect, fitted kitchen with a range of wall and base units with work surfaces over, space for fridge/freezer, pantry cupboard, airing cupboard with hot water tank, electric cooker point, ceramic sink and drainer, vinyl flooring.

First Floor Landing

Double-glazed window to rear aspect, loft access, large storage cupboard, carpeted flooring.

Bedroom One

Double-glazed window to front aspect, store cupboard, radiator, carpeted flooring.

Bedroom Two

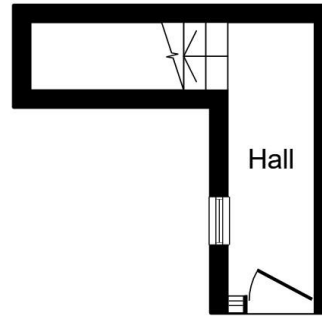
Double-glazed window to rear aspect, storage cupboard, radiator, carpeted flooring.

Bathroom

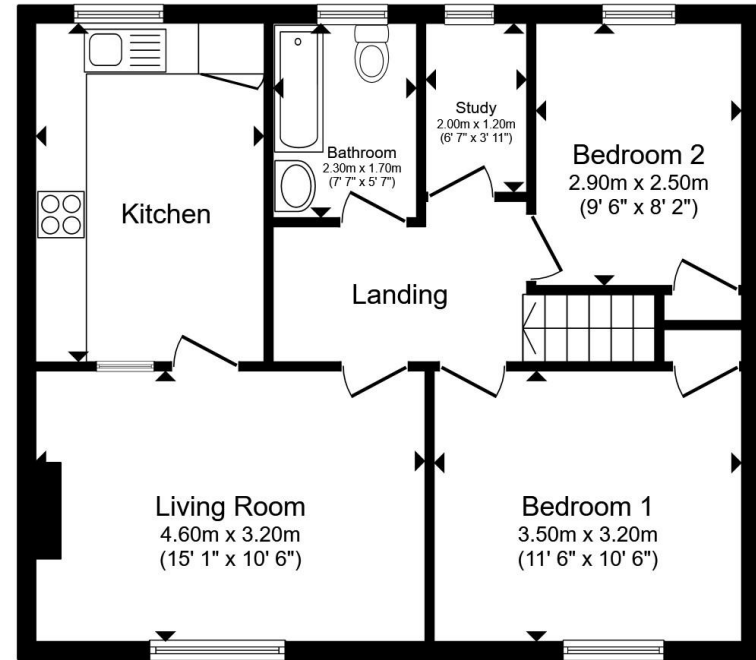
Double-glazed window to rear aspect, bath, WC, wash hand basin.

External

Enclosed rear garden with fence and hedging, lawn, no parking.



Ground Floor



First Floor

Total floor area 66.0 m² (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Addison Close, Coltishall Norwich

- 1 bedroom, 1 bathroom — ideal for singles, couples or rental income.
- Fantastic renovation opportunity, offering clear scope to refurbish and add value.
- Located in the highly desirable Broadland village of Coltishall, close to shops, pubs and riverside walks.
- Close to transport links with easy access to Norwich and the Norfolk Broads.
- Situated in a quiet cul-de-sac within a small residential area of just 19 properties.

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 462.75

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM110089 - 0002

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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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