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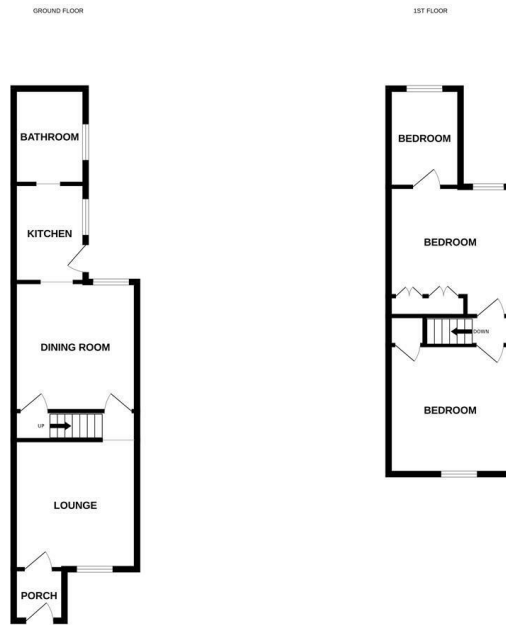
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**15 Cozens Road | | Norwich | NR1 1JJ**

**Guide Price £200,000**

**\*\*GUIDE PRICE £200,000-£220,000\*\* PORCH ENTRANCE TERRACE HOUSE OFFERED WITH NO ONWARD CHAIN\*\*** Nestled in the ever-popular Thorpe Hamlet area of Norwich, this charming three-bedroom mid-terrace home offers the perfect blend of character, convenience and opportunity, just a short stroll from the city centre and train station. The property features a welcoming porch entrance, two generous reception rooms, a fitted kitchen and bathroom, with three bedrooms arranged over the first floor, making it ideal for both homeowners and investors alike. Outside, there is a low-maintenance front garden and a private, non-bisected paved rear garden, perfect for easy outdoor living. Further benefits include double glazing, gas central heating and the significant advantage of no onward chain, making this an excellent first-time purchase or buy-to-let investment—early viewing is strongly advised to avoid missing out.

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While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, accessories and fittings shown hereon have been noted and no guarantee is given for their availability or otherwise. Contact the agent for further details. Made with MyPlan 2.0.0.0.

### Location

Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station with direct links to London Liverpool Street 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:

#### Entrance Porch

Door to:

#### Lounge 11'10" x 11'4"

Double glazed window, radiator.

#### Dining Room 11'10" x 11'5"

Double glazed window, radiator.

#### Kitchen 8'11" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and washing machine, double glazed window, door to side.

#### Bathroom 8'9" x 6'7"

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

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'10" x 11'4"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 12'3" x 11'5"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Three 8'10" x 6'8"

Double glazed window, radiator.

### Outside Front

Low maintenance garden enclosed by walling with path to front door.

### Outside Rear

Non-bisected paved garden, large storage 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.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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	

**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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