



**Addison Close, Coltishall Norwich NR12 7JA**

**welcome to**

**Addison Close, Coltishall Norwich**

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.



## Description

Ideal Renovation Opportunity for First-Time Buyers or Investors

Situated in the desirable Broadland village of Coltishall, this 1-bedroom, 1-bathroom home offers an exceptional chance to secure a property with clear potential for value-adding refurbishment. Located within a peaceful cul-de-sac on Addison Close, the property forms part of a mid-century residential development built in 1966, giving it the solid structural characteristics and generous proportions typical of this era.

Perfect for those seeking an affordable first step onto the property ladder, or investors looking to modernise and maximise return, this home provides a blank canvas in a highly sought-after location.

Coltishall is a well-loved Broadland village known for its charm, riverside walks, independent shops, pubs, and excellent access to the Norfolk Broads. The property's rural village setting adds to its appeal, while still offering good transport connections for commuting to Norwich and surrounding areas.

## 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.

## Agents Note

The Sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

**Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**



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## 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: D

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.



Total floor area 66.0 m<sup>2</sup> (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](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM110089 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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