



Cozens Road, Norwich, NR1 1JJ

welcome to

Cozens Road, Norwich

Situated within a highly desirable location, this well presented three bedroom terrace home offers ample living accommodation, fitted kitchen and bathroom to the ground floor with three bedrooms to the first floor. Any interested parties are urged to contract us at their earliest convenience.



Description

NO ONWARD CHAIN! A well-presented and recently decorated three-bedroom home, situated in a highly desirable and convenient location.

The current owner has enjoyed living in the property for 28 years and has lovingly maintained and sympathetically modernised the house, retaining a warm and appealing cottage-style character.

The property offers two well-sized reception rooms, both of which have been extended to provide additional living space. One of the reception rooms also benefits from a working fireplace, adding to the character and homely feel of the property.

The recently fitted kitchen provides a modern and practical space, while the bathroom benefits from both a bath and shower. There are three bedrooms to the first floor, which offer useful storage, making the property particularly practical for family living.

Further valuable storage can be found in the boarded attic, which benefits from easy built-in ladder access, electrical lighting and excellent potential for keeping belongings neatly tucked away.

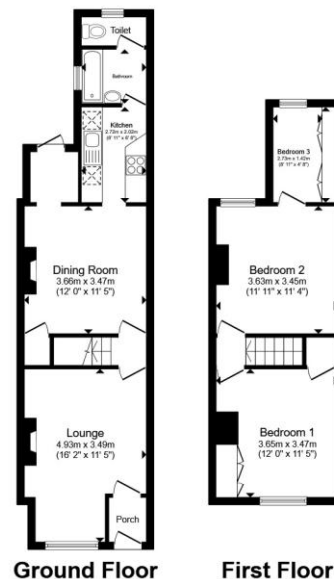
Outside, the enclosed rear garden offers a private and secure space, with a lockable garden area and attractive sections of Norfolk red brick paving. A well-maintained 8ft x 6ft shed provides additional storage. The front garden is also attractively tiled, while the property benefits from a new, high-quality composite front door, creating an appealing first impression.

Location

The property is ideally situated within a highly desirable location, with excellent local amenities and facilities close by. Despite its central position, the street itself is friendly, peaceful and quiet, offering the convenience of city living without compromising on a pleasant residential environment.

Agent's Note

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.



Total floor area 78.9 m² (849 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

Cozens Road, Norwich

- Highly sought-after location
- Attractive porch entrance
- Two reception rooms, both benefiting from extensions
- Recently fitted kitchen
- Bathroom with both bath and shower
- Three bedrooms
- Private and enclosed rear garden with an 8ft x 6ft shed
- Boarded attic providing useful additional storage, with built-in ladder access and lighting

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR141803 - 0004

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.

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