





Cozens Road,Norwich NR1 1JJ

william h brown

welcome to

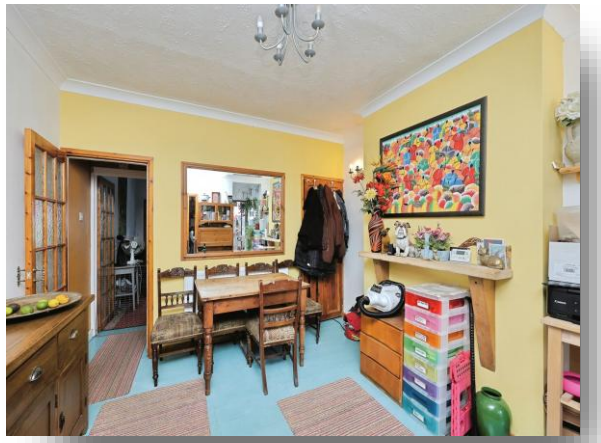
Cozens Road, Norwich

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.













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.

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

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

offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141803

The Property Ombudsman

Property Ref:
NOR141803 - 0005

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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