



15 Cozens Road, Norwich

Norwich



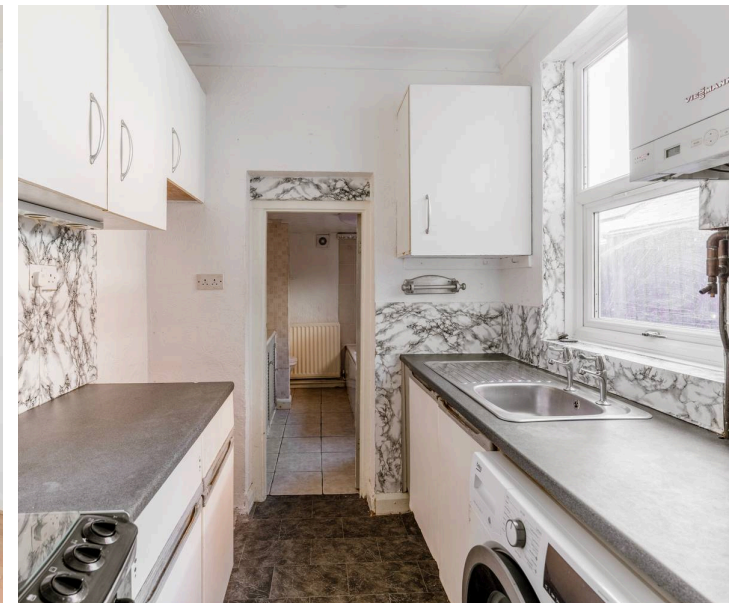
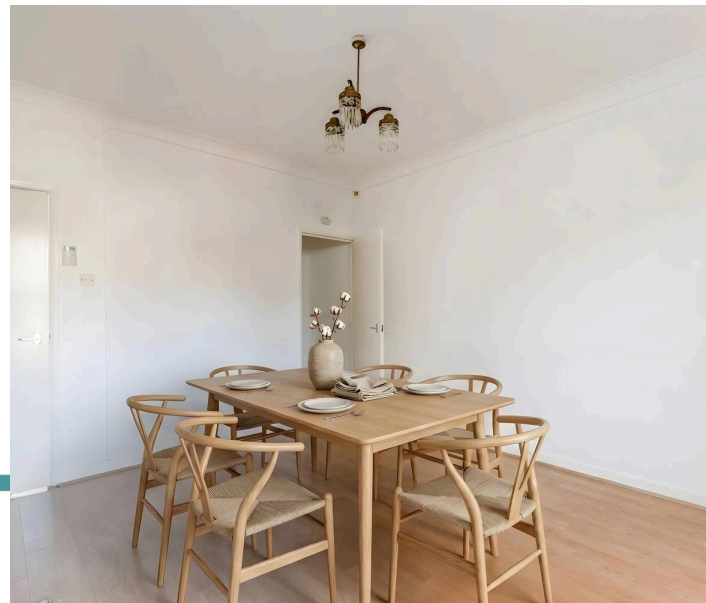
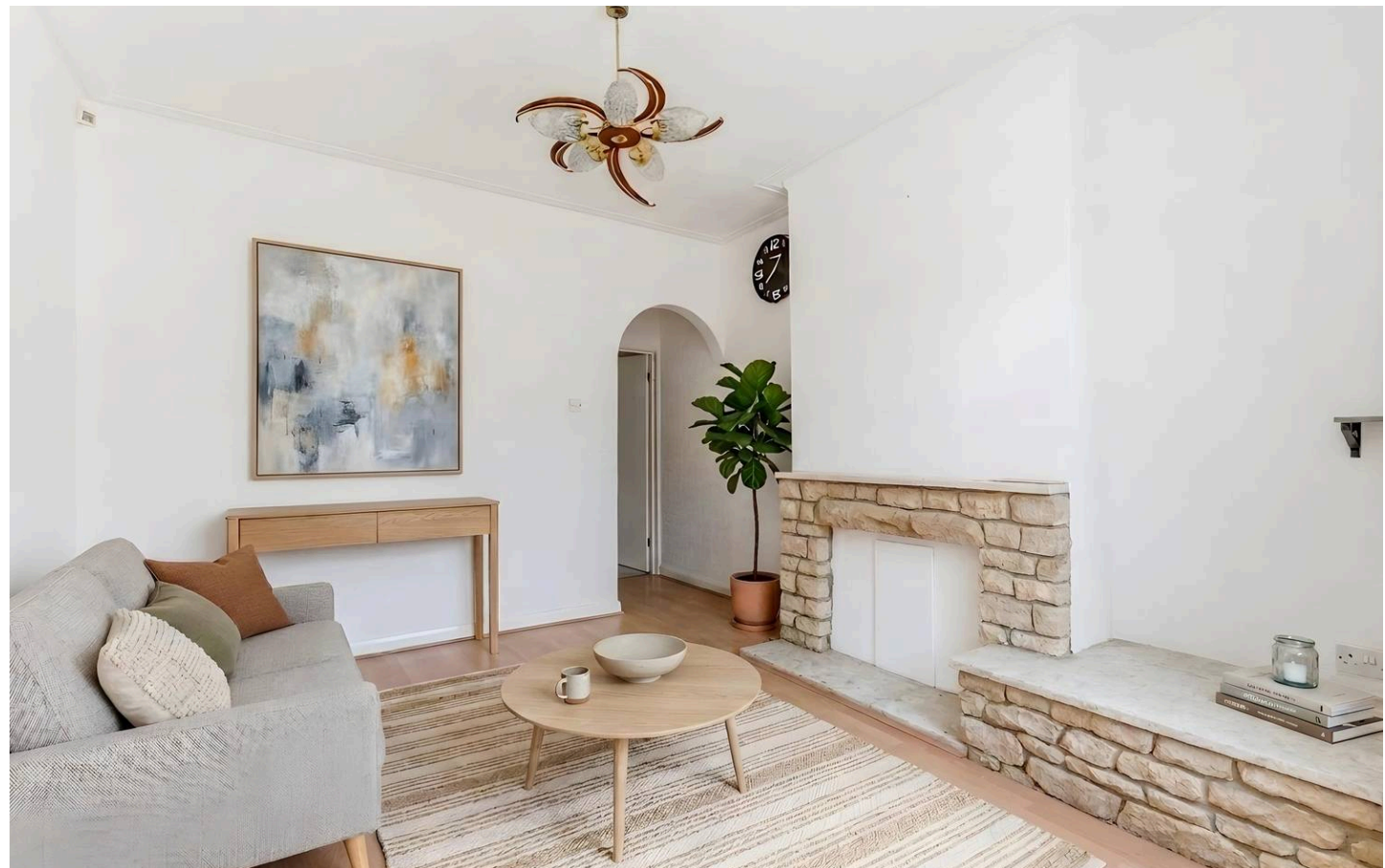
Minors & Brady

15 Cozens Road

Norwich, Norwich

Situated in the sought-after Thorpe Hamlet area of Norwich, this three-bedroom mid-terrace home presents an excellent opportunity for buyers looking to secure a well-located property with plenty of potential. Within easy walking distance of the city centre and the railway station, offering direct links to London, the property is perfectly positioned for both commuters and those wanting to enjoy everything the city has to offer.

Requiring some decorative updating, this is a home that invites personalisation and offers the chance to create something truly special, whether as a first home or a long-term investment.



M&B

15 Cozens Road

Norwich, Norwich

- Three bedroom mid terrace home in the popular Thorpe Hamlet area
- Ideal first time purchase or strong buy to let investment
- Short walk to Norwich city centre and railway station with direct links to London
- Two reception rooms providing flexible living and dining space
- Fitted kitchen and ground floor bathroom
- Two double bedrooms with a versatile third bedroom, ideal as a study, dressing room or nursery
- Enclosed, non bisected rear garden with useful storage shed
- Quiet residential road within easy reach of local amenities and schools

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



M&B

15 Cozens Road

Norwich, Norwich

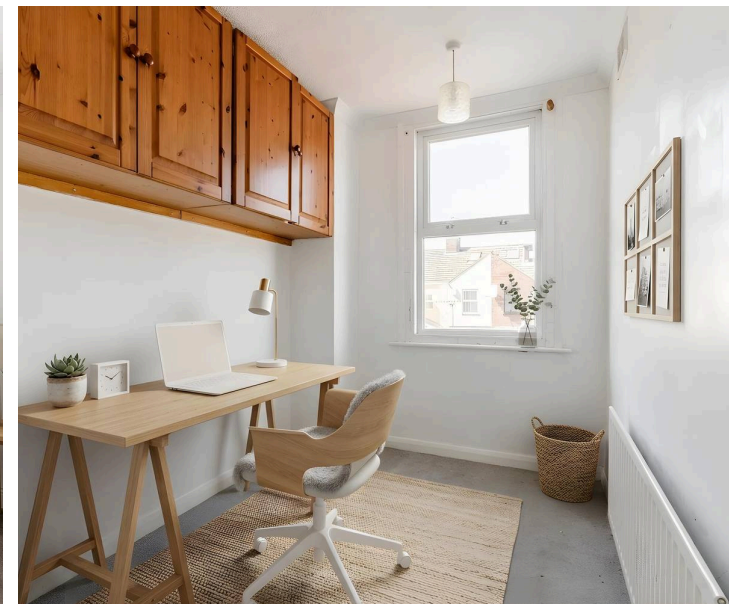
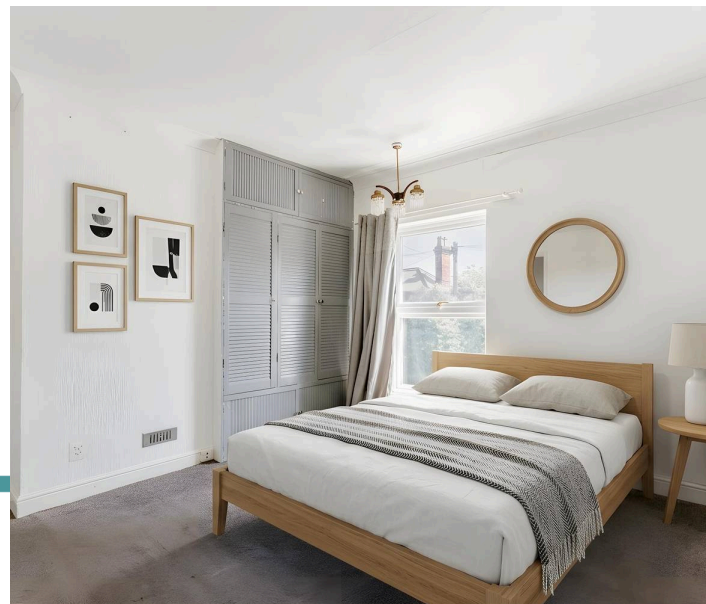
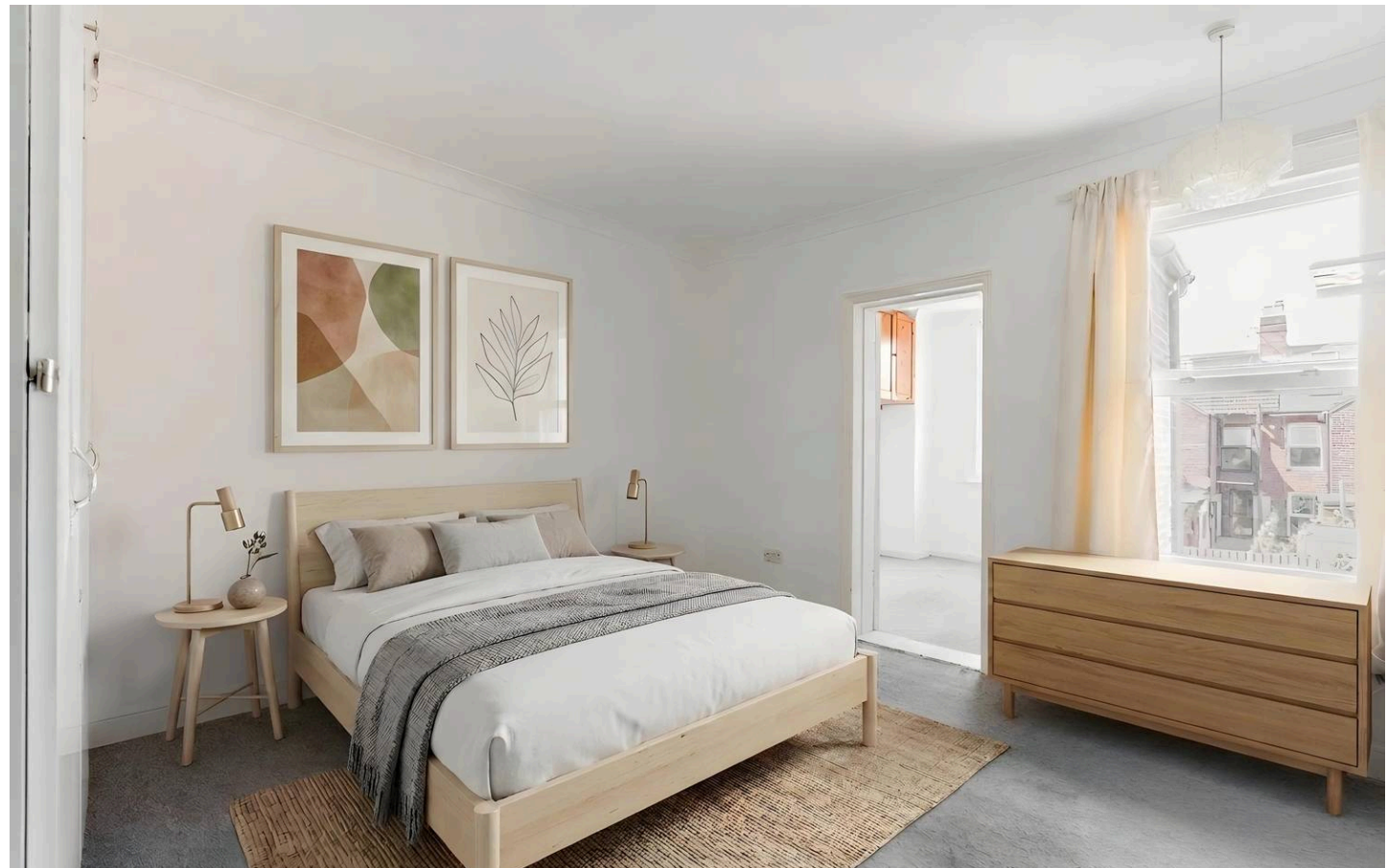
Location

Situated just to the east of Norwich city centre, Cozens Road enjoys a convenient and well-connected setting within easy reach of a wide range of amenities. The city offers an extensive selection of shops, restaurants, cafés, and leisure facilities, along with well-regarded schools and healthcare services. Norwich railway station is close by, providing direct links to London Liverpool Street and other major destinations, while regular bus routes serve the surrounding areas.

The area also benefits from access to nearby green spaces and riverside walks, offering opportunities to enjoy the outdoors without straying far from the city. With straightforward access to major road links including the A47 and A11, this location is well placed for both local travel and commuting.

Cozens Road

Enter the home through a porch entrance which leads through to a well proportioned lounge positioned to the front of the property, offering a comfortable space to relax. The dining room sits just beyond, providing a second reception area that works well for everyday living or entertaining. The kitchen is fitted with a range of units and provides access through to the rear, while the ground floor bathroom is conveniently positioned and serves the home effectively.



15 Cozens Road

Norwich, Norwich

Upstairs, three bedrooms are arranged off the landing. The two main bedrooms are both generous doubles benefitting from built in storage, while the third bedroom offers flexibility, ideal as a home office, dressing room or nursery depending on requirements.

Externally, the property benefits from a low maintenance front garden, while the rear garden is fully enclosed and non bisected, providing a private outdoor space that is easy to manage. A large storage shed adds further practicality. Positioned on a quiet road yet close to a range of amenities, schools and transport links, this property offers a strong balance of location, potential and everyday convenience.



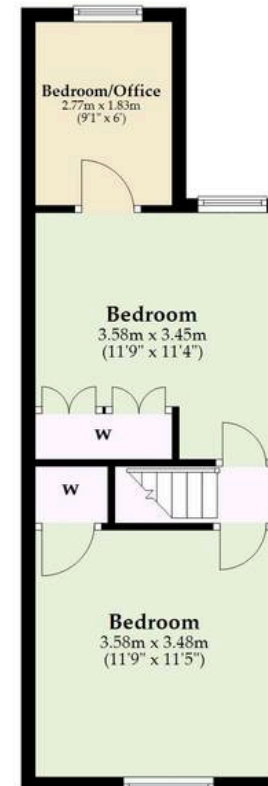
Ground Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 79.9 sq. metres (859.9 sq. feet)

Sqft excludes hall, landing and garage.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk