

propertyladder



Branford Road, Norwich, NR3 4QD

A Traditional Victorian Three Bedroom End Terrace Home!

GUIDE PRICE £230,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CHARMING NR3 HOME WITH CHARACTER!

Located in the ever-popular NR3 postcode, just a short distance from Norwich city centre, this charming end terrace Victorian home offers an ideal opportunity for first-time buyers! Boasting a traditional layout, the property features a welcoming living room with a beautiful cast iron fireplace, a separate dining room also showcasing a cast iron fireplace feature, and a stylish, modern galley-style kitchen that leads to a useful lobby/utility area. The ground floor is completed by a well-appointed family bathroom. Upstairs, you'll find two generously sized double bedrooms, with a third bedroom accessed off the second, perfect for a bedroom, nursery, home office, or dressing room!



“The garden features a spacious patio area, along with a neat well maintained lawn”



Overview

- End Terrace House
- Three Bedrooms
- Two Reception Rooms With Feature Fire Places
- Modern Fitted Kitchen & Lobby/Utility Area
- Smart Low Maintenance Garden
- Popular North City Location
- Ground Floor Bathroom
- On Street Permit Parking





Location

The property is located in the ever popular NR3 postcode, North of the City. This up and coming area is a prime location for new independent shops, bars and café's. If these aren't enough, the beautiful City centre of Norwich is approximately 1.5 miles away. This vibrant regional capital, includes many unique shops, cafes, bars, high end shopping and the diverse Norwich market.

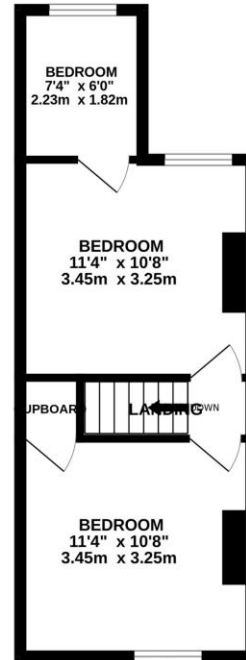
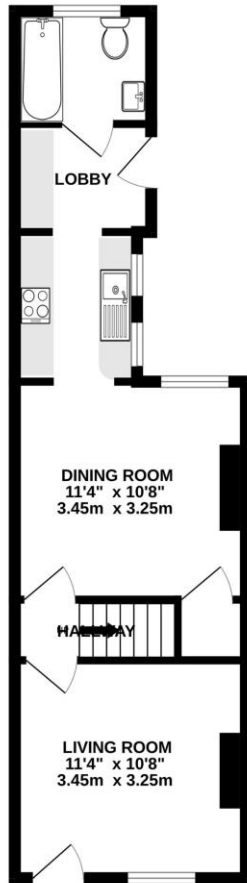


Outside

Outside, the property proves fully enclosed, offering a perfect blend of practicality and outdoor enjoyment. The garden features a spacious patio area, along with a neat well maintained lawn. Additional features include a useful outdoor shed for storage and a rear gate offering convenient access from the back of the property. On street permit parking is available.

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**BRITISH
PROPERTY
AWARDS**
2023 & 2024

GOLD WINNER
ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.