



28 Britannia Road
Norwich, Norfolk, NR1 4HP

BROWN & CO



28 Britannia Road, Norwich, Norfolk, NR1 4HP

A superbly presented three/four-bedroom Edwardian townhouse positioned on a highly sought-after road and within striking distance of Norwich train station, and the city centre.

£395,000



DESCRIPTION

No. 28 Britannia Road comprises a delightful three/four-bedroom Edwardian townhouse superbly positioned on a highly sought-after road, within striking distance of Norwich train station and the provincial city of Norwich.

The house is incredibly well presented retaining many period features including sash windows, picture rails, dado rails, original skirting, decorative cornicing and fine fireplaces. The accommodation is well arranged on two floors and briefly comprises entrance hall, sitting room, dining room, breakfast room, kitchen, shower room, and a garden room on the ground floor.

On the first floor there are three bedrooms and a family bathroom positioned off the main landing, the fourth bedroom/nursery is accessed off bedroom three.

The front garden has been shingled for low maintenance with shrubs and a tiled pathway which leads to the front door. At the rear the property enjoys an enclosed west/south-west facing landscaped rear garden which is shingled with well stocked raised planters and a circular paved patio area with pergola to

the side. There is a timber and felt roof garden shed and outside cold water tap to the rear of the property.

The property is offered to the market with no onward chain.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – Norwich city council

Council tax band - C

LOCATION

Britannia Road is situated within walking distance of local shopping and transport facilities and close to the centre of Norwich. This is an excellent opportunity to acquire a terraced house ready for immediate occupation.

DIRECTIONS

Proceed out of Norwich via the inner ring road along Barrack Street. At the roundabout continue straight over into Ketts Hill and at the top turn left into Britannia Road. The property will be found on the left-hand side of the road.

AGENT'S NOTES:-

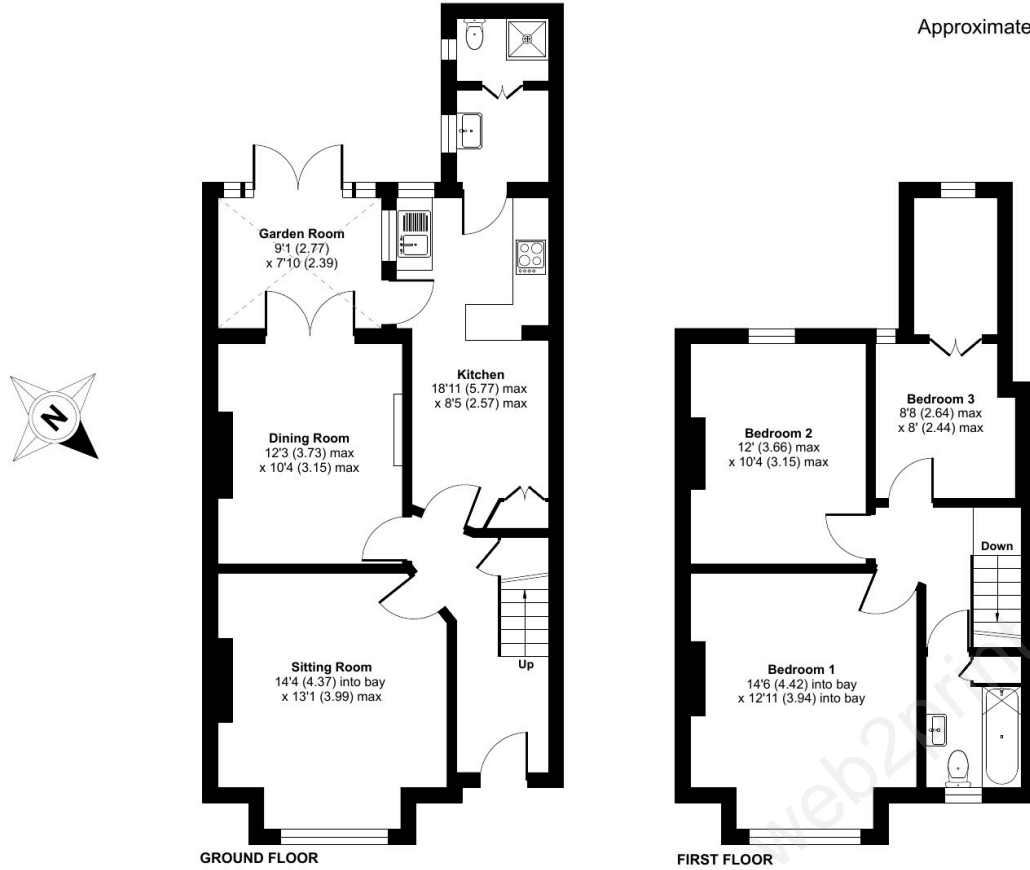
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Britannia Road, Norwich, NR1

Approximate Area = 1184 sq ft / 109.9 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1144545

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated June 2024. Ref. 056893

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants