



77 Beaconsfield Road  
Norwich, Norfolk, NR3 4AB

**BROWN & CO**



## 77 Beaconsfield Road, Norwich, Norfolk, NR3 4AB

Three bedroom corner/end of terrace home with detached garage in desirable NR3 location.

£260,000



### DESCRIPTION

We are pleased to present this three-bedroom property being constructed of brick under a pitched main roof. The property offers well-arranged accommodation over two floors. Consisting of convenient entrance hall, spacious sitting room, dining area with cupboard under the stairs through to kitchen with lots of natural light leading to the three-piece bathroom. To the first floor are two double bedrooms with box room off the main bedroom.

Outside the property benefits from manageable garden front back & side with direct access to a detached garage offering off road parking for a small car or good storage space.

All mains services are believed to be connected.

### LOCATION

Beaconsfield Road is situated in the heart of ever popular NR3 postal code area, offering an abundance of amenities at your doorstep such as, shops, cafes, schools, pubs and much more. You are conveniently located close to the Sprowston Road to get out of the city also being a short walk to the city centre.

### DIRECTIONS

Leaving Norwich via Magdalen Street go straight over at the traffic lights, taking the third right hand turn onto Beaconsfield Road, continue down this road until you meet the junction, go straight over and no. 77 can be found immediately on your left.

### 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		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

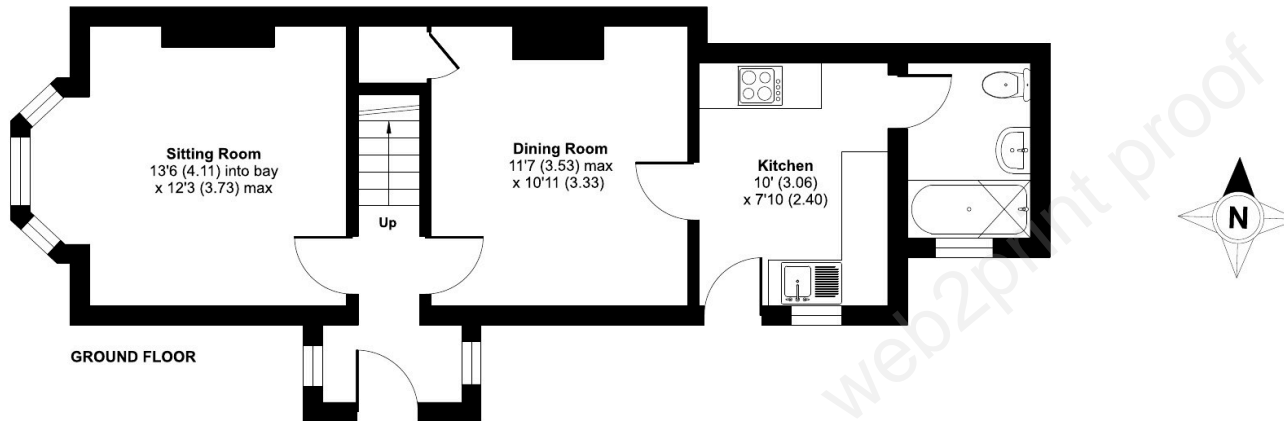
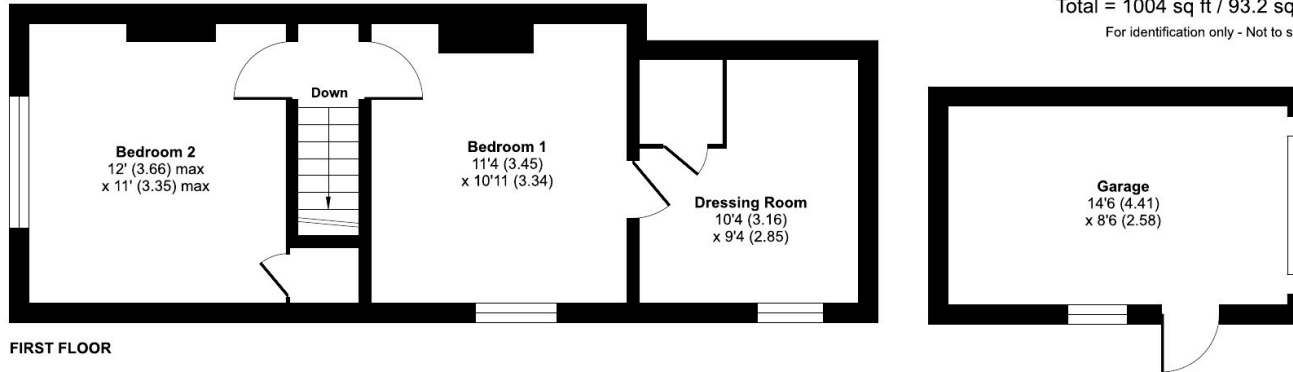
## Beaconsfield Road, Norwich, NR3

Approximate Area = 882 sq ft / 81.9 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2025. Produced for Brown & Co. REF: 1332913

### 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 August 2025. Ref.064506

**Brown&Co**

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E [norwich@brown-co.com](mailto:norwich@brown-co.com)

**BROWN & CO**

Property and Business Consultants