



256 Unthank Road
Norwich, Norfolk, NR2 2AH

BROWN & CO



256 Unthank Road, Norwich, Norfolk, NR2 2AH

A handsome Victorian bay-fronted house providing well-arranged accommodation on two floors, together with a single garage and off-road parking, situated in one of Norwich's most sought-after residential areas. The property is offered for sale with the benefit of no onward chain.

£450,000



DESCRIPTION

No. 256 Unthank Road is an attractive Victorian house of traditional red brick construction, characterised by a prominent two-storey bay window, decorative brick detailing and slate-covered pitched roof. The property retains a number of appealing period features and occupies a convenient position along Unthank Road, within easy reach of the extensive amenities of the Golden Triangle and the city centre.

The accommodation extends to approximately 1,121 sq ft (104.1 sq m), arranged to provide a particularly practical layout. On the ground floor, the property is approached via an entrance hall, leading to a well-proportioned sitting room with attractive bay window. The kitchen is a spacious room with fitted wall and base units, free-standing cooker and benefits from a door which leads out to the gardens. The sitting room provides a comfortable principal reception space with good natural light and views towards the front of the property.

The first floor enjoys access to two bedrooms, including a generous principal bedroom extending into the front bay, together with a second well-proportioned bedroom and a family bathroom.

A notable feature of the property is the attached single garage, measuring approximately 127 sq ft (11.7 sq m), providing useful secure storage or parking. There is also a substantial area of gravelled parking to the front of the house, which provides valuable off-road parking in this highly regarded city location.

The property offers an excellent opportunity to acquire a period Norwich home with well-proportioned accommodation, attractive architectural features and scope for a purchaser to further update and personalise the accommodation to their own requirements.

The property is offered for sale with no onward chain.

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

Tenure – Freehold.

Local authority – Norwich City Council.

LOCATION

The property is located on one of the prime residential roads in Norwich, in the south-western quadrant of the city in an area known as the Golden Triangle. There are local shopping and

transport facilities within walking distance and Norwich city centre is within easy reach. The inner and outer ring roads are close by, as well as public and private hospitals. The dwelling is within easy reach of both public and private schools. This district is known as one of the more desirable residential areas of Norwich.

DIRECTIONS

Proceed out of Norwich and travel along Unthank Road. The property is located on the left hand side, just before the turning for Christchurch 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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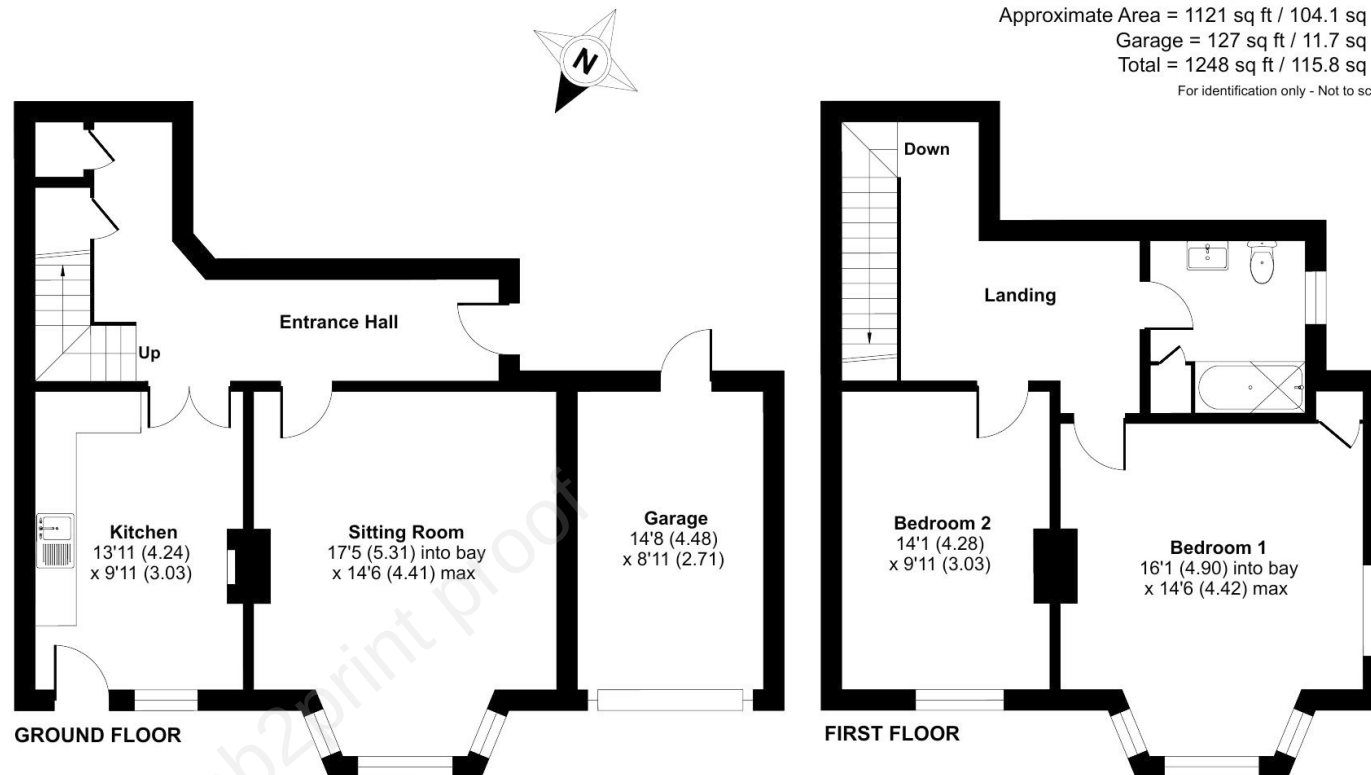
Unthank Road, Norwich, NR2

Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1248 sq ft / 115.8 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). © ncthecom 2026. Produced for Brown & Co. REF: 1501701

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