



91 City Road, Norwich

Norwich



Minors & Brady

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Norwich

- Characterful two bedroom terrace in a convenient location
- Two well proportioned reception rooms with feature fireplaces
- Modern fitted kitchen with adjoining utility area
- Two generous first floor bedrooms filled with natural light
- Contemporary family bathroom with stylish suite
- Enclosed courtyard garden with useful garden shed
- Attractive period features including fireplaces and high ceilings
- Well presented throughout with a blend of character and modern finishes
- Within easy reach of Norwich city centre, local amenities and transport links
- Ideal first time purchase, investment or city home

Displaying an abundance of period charm while benefiting from thoughtful modern updates, this two bedroom terraced home presents an excellent opportunity to enjoy character living in a convenient location. Beautifully maintained throughout, the property showcases original features including feature fireplaces, complemented by a contemporary kitchen, stylish bathroom and a delightful enclosed courtyard garden. Ideally suited to first time buyers, professionals or those seeking a home close to the city centre, this property combines timeless appeal with everyday practicality.



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Location

Stepping inside, you are welcomed into a bright sitting room where a feature fireplace creates a warm and inviting focal point. The adjoining dining room offers a versatile second reception space, equally suited to everyday meals, entertaining guests or relaxing with family. Character details continue throughout these rooms, enhancing the home's welcoming atmosphere and showcasing its period heritage.

Positioned to the rear of the property, the modern kitchen has been thoughtfully fitted with a range of contemporary units, generous worktop space and ample storage to support day to day living. An adjoining utility area provides additional practicality, keeping laundry appliances neatly tucked away while offering further storage and direct access to the courtyard garden.

The first floor comprises two well proportioned bedrooms, both filled with natural light and retaining the charm expected from a home of this era. The principal bedroom benefits from an attractive feature fireplace, creating a cosy, distinctive space. Completing the accommodation is a well appointed family bathroom fitted with a modern suite, offering both comfort and functionality.

Outside, the enclosed courtyard garden provides an attractive and private setting that has been thoughtfully arranged with established planting, creating a wonderful space to relax or entertain. A detached shed offers excellent storage and fantastic potential for hobbies, DIY projects or those working from home who require additional flexible space.



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This charming period home is perfectly positioned for easy access to Norwich city centre, local amenities, transport links and nearby green spaces. Offering ready to move into accommodation with timeless appeal, it represents an excellent opportunity for a wide range of buyers.

City Road, Norwich

Situated just east of Norwich city centre, City Road enjoys a convenient location with excellent access to a wide range of amenities and transport links. The city centre is within easy reach, offering an extensive selection of shops, restaurants, cafés, entertainment venues, and cultural attractions, while nearby supermarkets, healthcare facilities, and schooling provide everything needed for day to day living. Norwich railway station is also close by, providing direct services to London Liverpool Street, Cambridge, and other major destinations.

The area benefits from excellent public transport links and easy access to the A47 and A11, making it well suited for commuting across the region. Nearby green spaces, including Lion Wood and Whitlingham Country Park, offer opportunities for walking, cycling, and outdoor recreation, creating a convenient setting that combines city living with access to nature.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

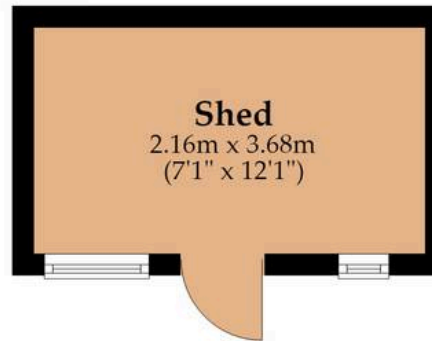
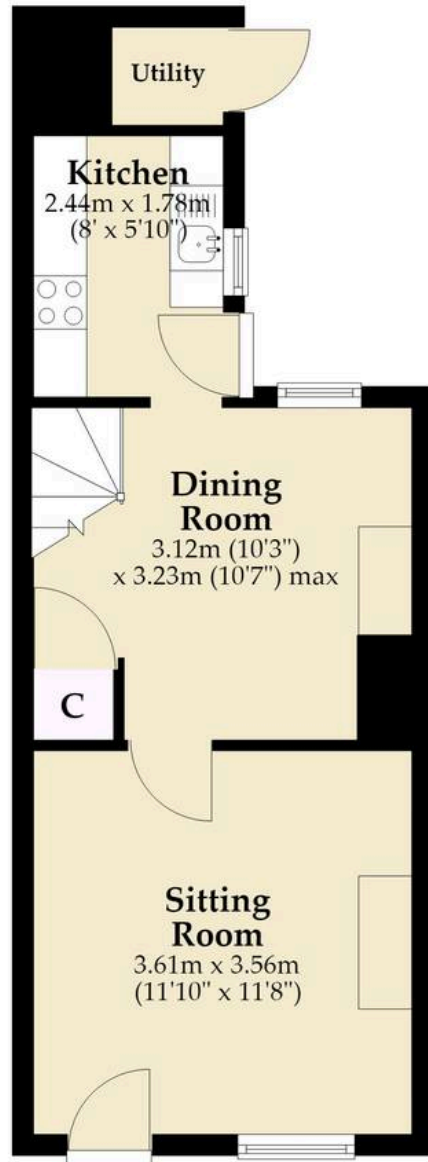
Council tax band: B



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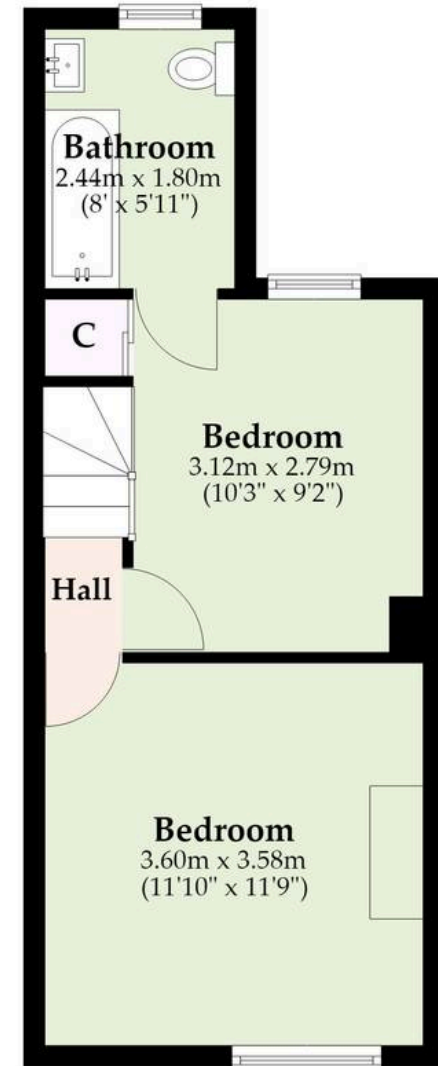
Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 sq. feet)

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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*.



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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