



**Silver Road, Norwich, NR3 4TF**

**welcome to**

## **Silver Road, Norwich**

A substantial and highly versatile end-terrace property located in the heart of the popular NR3 area of Norwich. Currently featuring a ground-floor commercial space with residential accommodation above, this property benefits from having a private courtyard and off-road parking. A rarity in NR3

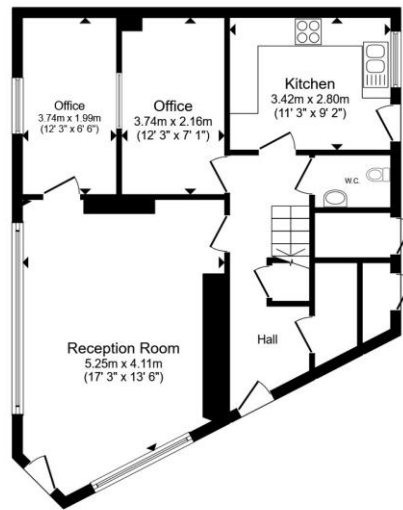


## Description

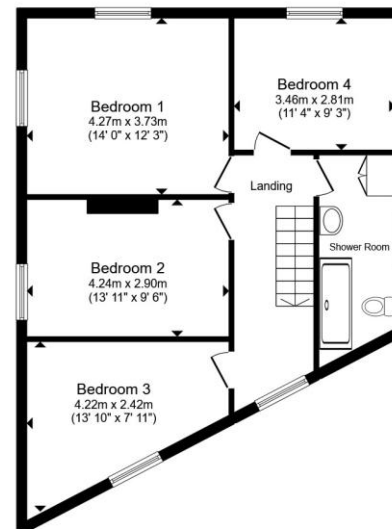
William H Brown are delighted to present this substantial and unique end-terrace property, ideally located in the highly sought-after NR3 area of Norwich. Offering exceptional versatility, this property presents a rare opportunity for those seeking a live/work arrangement or a savvy investment with development potential.

The ground floor currently hosts a well-established acupuncture clinic, providing a professional space that could easily continue as a business premises or be converted to suit your specific needs. The upper levels offer spacious residential accommodation, with the layout currently providing a seamless blend of home and work life. For those looking to maximize the property's footprint, there is significant potential to reconfigure the interior to create a self-contained apartment on the upper floors (subject to the necessary planning permissions).

Externally, the property benefits from a low-maintenance courtyard garden, perfect for those seeking an outdoor space without the upkeep. Furthermore, the inclusion of off-road parking is a premium asset in this popular residential area. With its flexible accommodation, prime location, and obvious potential for reconfiguration, this property is truly one-of-a-kind. Early viewing is highly recommended to appreciate the scope of this exciting opportunity.



**Ground Floor**



**First Floor**

Total floor area 132.9 m<sup>2</sup> (1,430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Silver Road, Norwich**

- Currently arranged with a ground-floor commercial space and residential living above.
- Situated in one of Norwich's most sought-after residential areas.
- Scope to reconfigure or create a self-contained flat on the upper level (subject to necessary permissions)
- Off-Road Parking, a rare and valuable benefit for this city-fringe location.
- A private, easy-to-care-for courtyard garden.
- Perfectly suited for business owners, investors, or those looking to expand their residential footprint.

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144759 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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