



2a Swansea Road
Norwich, NR2 3HU

BROWN & CO



2a Swansea Road, Norwich, NR2 3HU

A two-bedroom end terraced house with bedrooms being accessed off the main landing area. Located in a superb spot, within walking distance of all local amenities and the city itself.

No onward chain.

£225,000



DESCRIPTION

This two-bedroom terraced house is well located within easy walking distance of the city and a range of local amenities.

The accommodation is arranged over two floors. On the ground floor, a porch entrance leads through to a generously sized reception room, with a separate fitted kitchen.. The property further benefits from gas central heating and UPVC double-glazed windows throughout.

To the first floor, there are two well-proportioned double bedrooms, along with a bathroom fitted with a suite comprising bath with shower over, wash basin and WC.

Externally, the property benefits from off-road parking to the front, along with an additional grassed and shingled area which offers potential to be landscaped to create an attractive front garden or seating space, subject to any necessary consents.

With its spacious layout, practical features, and convenient location, the property presents a great opportunity for first time buyers or investors.

Services – We believe that all mains' services are connected to the property.

Local authority – Norwich City Council

Council tax band – Band A

LOCATION

Swansea 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

Leaving Norwich on the Earlham Road continue past the Black horse Pub and follow for approximately 500 yards. After the turning for Havelock Road take the next left into Wellington Road. At the end of the road turn right and then immediately left into Swansea Road. The property is on your right-hand side.

AGENT'S NOTES:

(1) The front boundary wall is not aligned with the legal boundary, which is shown on the title plan and corresponds

with the internal dividing wall between the properties. The 2006/7 conversion lacks final Building Regulations approval and FENSA certification; indemnity insurance is in place.

(2) 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.

(3) 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



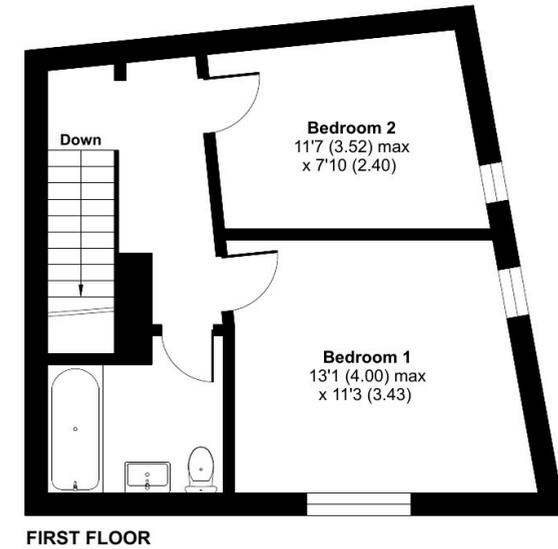
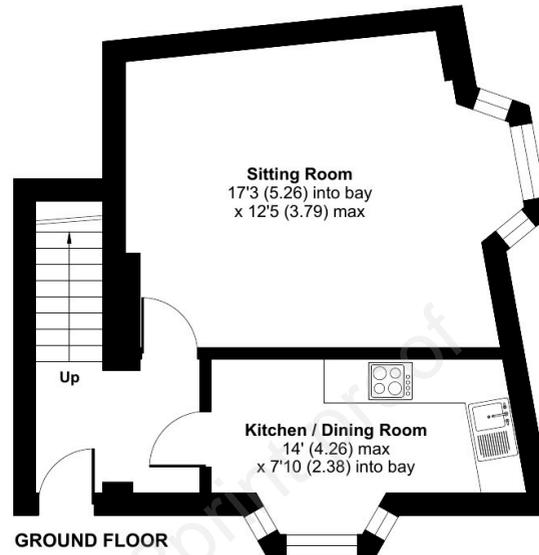
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Swansea Road, Norwich, NR2

Approximate Area = 778 sq ft / 72.2 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). © ncthecom 2026. Produced for Brown & Co. REF: 1409005

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