

Norwich Office - Sales, Lettings and Auctions

2-6 Ber Street, Norwich, Norfolk, NR1 3EJ

Tel: 01603 305805

homes@pymmand.co.uk | lettings@pymmand.co.uk



Our expert mortgage advisors are able to guide you through the whole mortgage process, to help you select and arrange the right product for you. Let us also make your life easier, by arranging the selected mortgage on your behalf. This includes First Time Buyer, Home Mover, Re-mortgage and Buy to Let services.

Broadland Consultants Limited is An Appointed Representative Of Sanlam Partnerships Limited Which is Authorised And Regulated By The Financial Conduct Authority

FCA No 521208.

* Your home may be repossessed if you do not keep up the repayments on your mortgage.

BROADLAND
CONSULTANTS LIMITED

*Looking for
a mortgage?*

Independent Mortgage
& Financial Advice.



Upper 2a Camberley Road, Norwich, NR4 6SJ
Offers in Excess of £425,000

Call 01603 305805 | www.pymmand.co.uk





- Magnificent 4 bedroom period home
- Private entrance hall
- First floor with stunning kitchen breakfast room, bay sitting room, cloakroom, and bedroom four/study
- Second floor accommodation with three bedrooms and a well-appointed bathroom
- Gas central heating
- Period features, including stained glass
- Driveway with parking for two cars
- Prime corner location on Newmarket Road
- Accommodation extending to just under 1,500 square ft



Set along a highly sought-after, tree-lined avenue, this wonderful period home offers extensive and beautifully arranged accommodation spanning just under 1,500 sq ft across three floors. Converted from an original dwelling on Newmarket Road, the property effortlessly blends character and quality, showcasing a wealth of original features including elegant fireplaces, picture rails, and charming sash and stained-glass windows.

The property is entered via a private entrance hall, where a staircase rises to the first floor. Here, the home truly comes into its own, featuring a magnificent kitchen/breakfast room ideal for both everyday living and entertaining, alongside a superb sitting room with a large bay window that frames stunning views. This level also benefits from a versatile fourth bedroom or study, as well as a convenient cloakroom.



The second floor provides further generous accommodation, with a bright landing leading to three well-proportioned bedrooms, all served by a stylish Jack and Jill bathroom.

Externally, the property continues to impress. To the rear, a driveway accessed via Camberley Road offers off-road parking for two vehicles, while to the front there is an attractive garden area enhancing the home's kerb appeal.

Combining period charm with spacious, flexible living in a prime location, this is a rare opportunity not to be missed. Early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Call 01603 305805 | www.pymand.co.uk



Location

Situated on the corner of Newmarket Road and Camberley Road, south of the city centre, Norwich is one of England’s most characterful and vibrant places to live, renowned for its rich heritage, beautiful architecture, and thriving cultural scene. Once the second-largest city in England, Norwich proudly retains its reputation as the UK’s most complete medieval city, with atmospheric streets and historic landmarks around every corner.

Areas such as Elm Hill and Princes Street perfectly showcase the city’s wonderful Tudor architecture, while the magnificent Norwich Cathedral stands as one of its most recognisable and awe-inspiring landmarks. Winding through the heart of the city is the picturesque River Wensum, adding to Norwich’s distinctive charm.

Today, Norwich combines its historic character with a lively modern atmosphere. Its medieval lanes and independent quarters are home to a thriving collection of boutique shops and businesses, while the city boasts a flourishing culinary scene with an excellent selection of restaurants, bars, and cafés. Norwich is also well known for its arts, culture, and live music, with theatres, galleries, and performance spaces creating a vibrant year-round calendar of events. In recognition of its unique appeal, Norwich was named one of the best places to live in the UK in 2021.

Around 20 miles from the beautiful East Coast, Norwich is ideally placed for exploring Norfolk’s renowned coastline and countryside. To the west of the city lies the highly regarded University of East Anglia, within whose grounds you will find the internationally acclaimed Sainsbury Centre for Visual Arts. Close by is the Norfolk and Norwich University Hospital, a major regional healthcare facility.

Agents Note - Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



