



14 St Olaves Road
Norwich, Norfolk, NR3 4QB

BROWN & CO



14 St Olaves Road, Norwich, Norfolk, NR3 4QB

A three-bedroom mid-terraced house pleasantly positioned on a sought-after road to the north of Norwich.

£225,000



DESCRIPTION

No.14 St Olaves Road comprises a three-bedroom mid-terraced house offered to market with no onward chain, and positioned in the thriving NR3 area of Norwich, just north of the city centre. The house enjoys a number of original features which have been retained such as wooden flooring and a striking fireplace, with modern fittings included in the kitchen and family bathroom.

The accommodation is well arranged, approached at the front via a porch which leads into the sitting room with fireplace and an archway leads through to the dining room. The kitchen, lean to/utility and family bathroom complete the ground floor accommodation.

On the first floor there are three bedrooms. The principal bedroom and guest bedroom are accessed off the landing area, and bedroom three is positioned off the principal bedroom. This room can be used in a number of different ways either as a study, nursery or bathroom.

The attic space has further potential subject to the necessary planning consents.

This is a lovely opportunity to live in a lovely location, with a range of superb amenities, public houses and cafes on your doorstep.

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

Local authority – Norwich City Council. Council tax band - B

LOCATION

St Olaves Road is within easy reach of the outer ring road and about 1 mile from the centre of Norwich, with all its shopping and transport facilities. There are also local facilities within walking distance which include popular pubs such as The Rosebery, The Brewery Tap and The Stanley as well as popular coffee shops such as Kofra and Urban Lounge. This is an excellent opportunity to live in a special place, in a sought-after area.

DIRECTIONS

Proceed out of Norwich on Magdalen Road and take the right turn into Knowsley Road. Continue along Knowsley Road until the junction and then turn left onto Spencer

Street. Continue along passing Churchill Road and St Olaves Road is located at the next right turn. The property is located on the left hand side.

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.
- (3) The seller is related to an employee of Brown & Co.

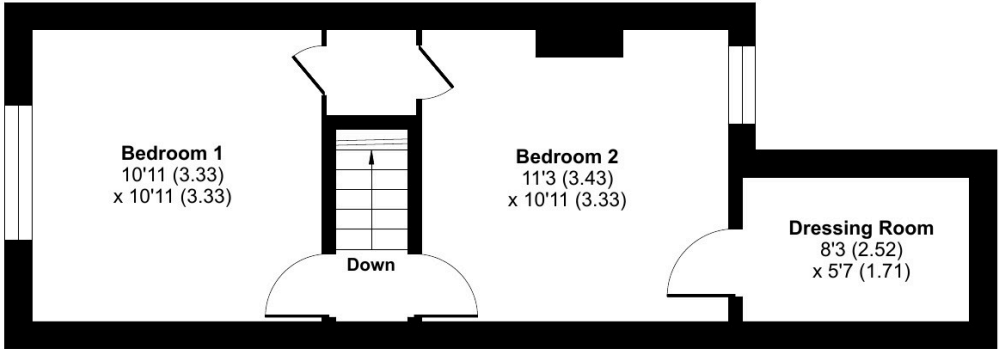
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



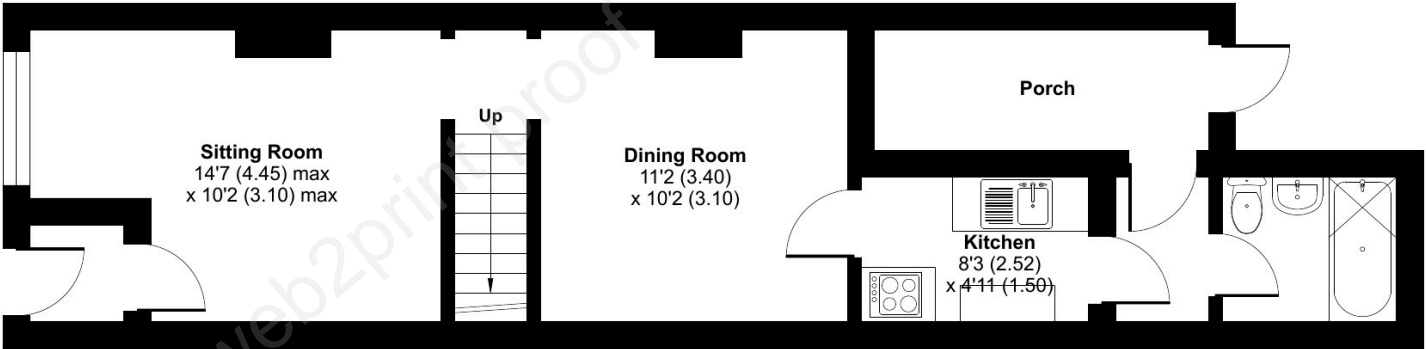
St. Olaves Road, Norwich, NR3

Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025. Produced for Brown & Co. REF: 1393008

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