



123 Beaconsfield Road
Norwich, Norfolk, NR3 4AB

BROWN & CO



123 Beaconsfield Road, Norwich, Norfolk, NR3 4AB

An attractive bay-fronted three-bedroom mid-terrace home in a desirable spot to the north of Norwich.

£250,000



DESCRIPTION

No. 123 comprises a well-maintained three-bedroom bay-fronted mid-terrace house, ideally positioned on a popular residential road within the highly sought-after NR3 area of Norwich. The property enjoys and features well-arranged accommodation on two floors and is presented in excellent decorative order throughout, making it an ideal opportunity for a wide variety of buyers.

The ground floor comprises a welcoming bay-fronted sitting room featuring a cast iron fireplace, a separate dining room with rear access, a fitted kitchen with a range of wall and base units, and a modern bathroom fitted with a white suite and shower over the bath.

To the first floor, there are two double bedrooms accessed off the landing, with a third bedroom leading on from bedroom two, and would be suitable for a child's room, home office or dressing room.

The property benefits from double glazing and gas-fired central heating throughout.

To the outside there is a front garden with a low-maintenance garden, and a pathway leads up to the front door. The rear garden

is beautifully presented and arranged with a patio seating area leading to a lawn, complemented by mature borders and enclosed by timber fencing.

Services – Mains water, mains drainage, mains electricity, mains water.

Local authority – Norwich City Council.

Council tax band - A

LOCATION

Beaconsfield Road is conveniently located within walking distance of Norwich city centre, with a wide range of local amenities nearby including schools, shops, cafes, pubs and supermarkets. The area offers excellent transport links, with easy access to the Norwich Ring Road, Northern Distributor Road, Norwich International Airport and Norwich Railway Station.

DIRECTIONS

From Norwich city centre, head north along Magdalen Street, continuing straight as it becomes Magdalen Road. Stay on Magdalen Road for a short distance, passing local shops and then turn right into Beaconsfield Road which is after the turning for Mill

Lane. Continue along Beaconsfield Road until you reach the junction. Continue over remaining on Beaconsfield Road and the property will be 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.

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

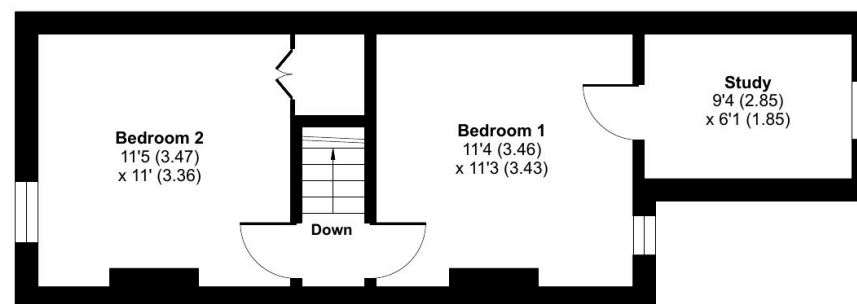
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



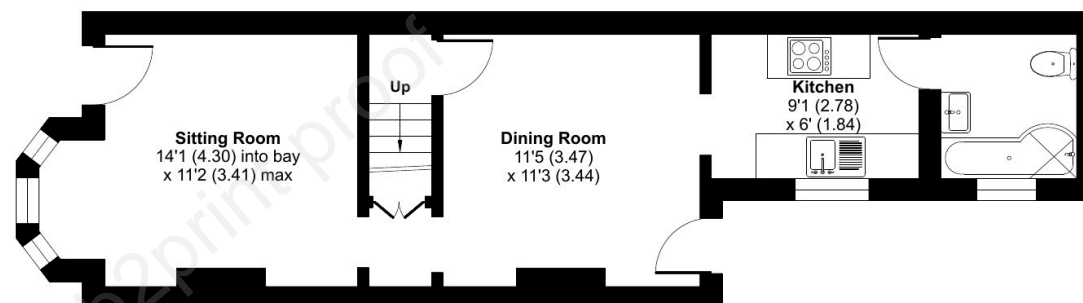
Beaconsfield Road, Norwich, NR3

Approximate Area = 773 sq ft / 71.8 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). © ncthemcom 2025. Produced for Brown & Co. REF: 1392779

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