INTRODUCING

50 Unthank Road

Norwich, Norfolk

SOWERBYS

THE STORY OF

50 Unthank Road

Norwich, Norfolk
NR2 2RB

Most Desirable Location

Retaining Period Features

Three Reception Room

Kitchen Breakfast Room

Cloakroom & Cellar

Four First Floor Bedrooms

Two First Floor Cloakrooms

Wrap Around Garden

Extensive Parking to the Rear.

In Need of Updating

SOWERBYS NORWICH OFFICE
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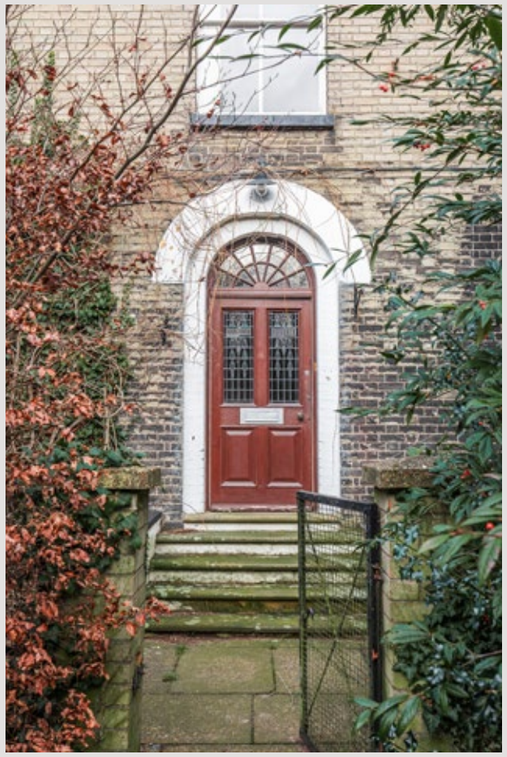
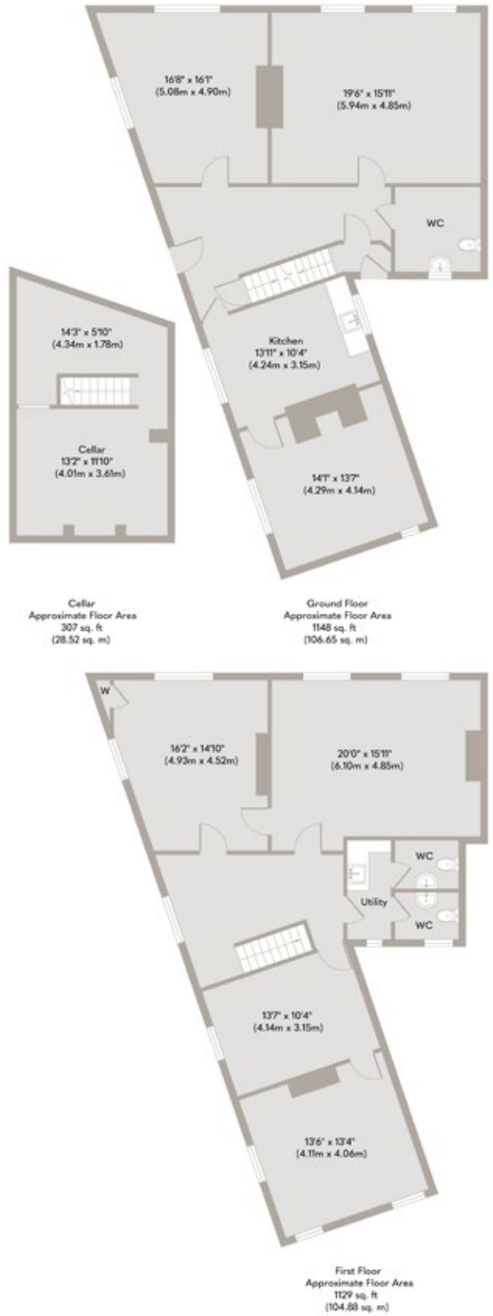
This fine home, located on the ever-popular Unthank Road, offers enormous potential to create a wonderful family home. Previously used as offices, the property retains many attractive period features including ornate cornicing, sash windows and a striking stone fireplace.

Set on a prominent corner plot, the property benefits from a dual aspect and well-proportioned accommodation. There are three good-sized reception rooms, with the main reception room featuring a lovely stone fireplace. Additional ground floor spaces include a kitchen, cloakroom and cellar.

On the first floor are four well-appointed bedrooms along with two cloakrooms. While the property would benefit from updating throughout, it presents a fantastic opportunity to create a home tailored to your own style and requirements.

Outside, the garden wraps around the property, with the front enjoying established boundary hedging. To the rear, accessed via Woburn Street, there is ample parking and access to the side and front doors. The garden offers a blank canvas with the potential to become a truly impressive outdoor space. Pedestrian access is also available from Ampthill Street.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Norwich

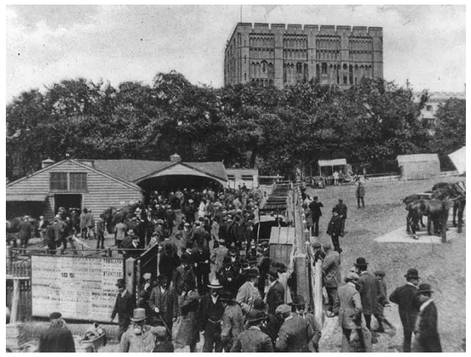
THE ANCIENT CAPITAL OF OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor

"Norwich is a wonderful city with plenty of up-and-coming spots, great shopping, and lovely green spaces dotted throughout."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 962809940000

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///thing.star.agree

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SOWERBYS

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