



15 Ella Road
Norwich, NR1 4BP

BROWN & CO



15 Ella Road, Norwich, NR1 4BP

A superbly presented three-bedroom terraced house, with all 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.

£260,000



DESCRIPTION

No. 15 Ella Road is a deceptively spacious and beautifully refurbished three-bedroom terraced house, ideally positioned within easy walking distance of the train station and local amenities. Finished to a high standard throughout, the property blends modern comfort with generous room sizes, offering an excellent opportunity for a wide variety of buyers

The accommodation is well-arranged on two floors and features three well-proportioned bedrooms all accessed off the landing. There is plenty of storage space, with built-in wardrobes to two of the bedrooms plus an airing cupboard on the landing. The recent refurbishment has refreshed the property throughout, creating bright, welcoming living spaces ready for immediate occupation.

Externally, the property benefits from an enclosed rear garden, providing a private space for relaxing or entertaining.

With its unusually large footprint for this road, superb location, and turnkey condition, no.15 Ella Road is a must-see property to fully appreciate the size and quality on offer.

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

Local authority – Norwich City Council.

Council tax band A.

LOCATION

Ella 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

Proceed out of Norwich via the inner ring road along Barrack Street. At the roundabout and take the third exit onto Riverside Road. After the speed camera on the left take the next left turn onto Rosary Road and continue up the hill. Take the next left turn onto St. Leonards Road and then the next right into Ella Road. The property is located on the left hand side and there will be a Brown&Co board outside the property.

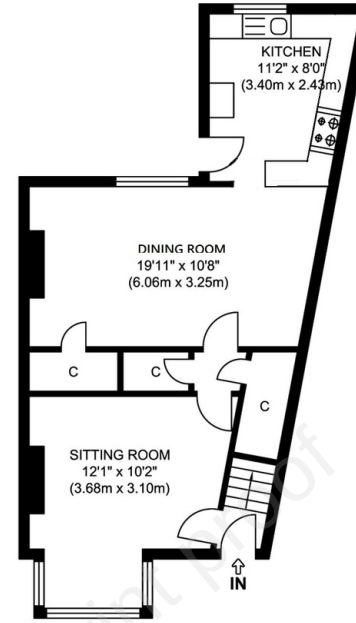
AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

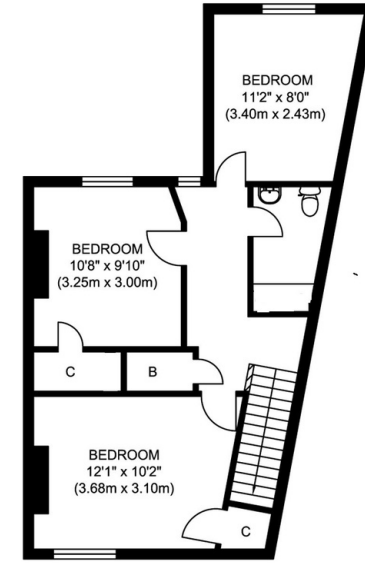
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1082.84 SQ.FT. (100.60 SQ.M.)

15 Ella Road, Norwich, NR1 4BP

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated December 2025. Ref. 066509

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants