



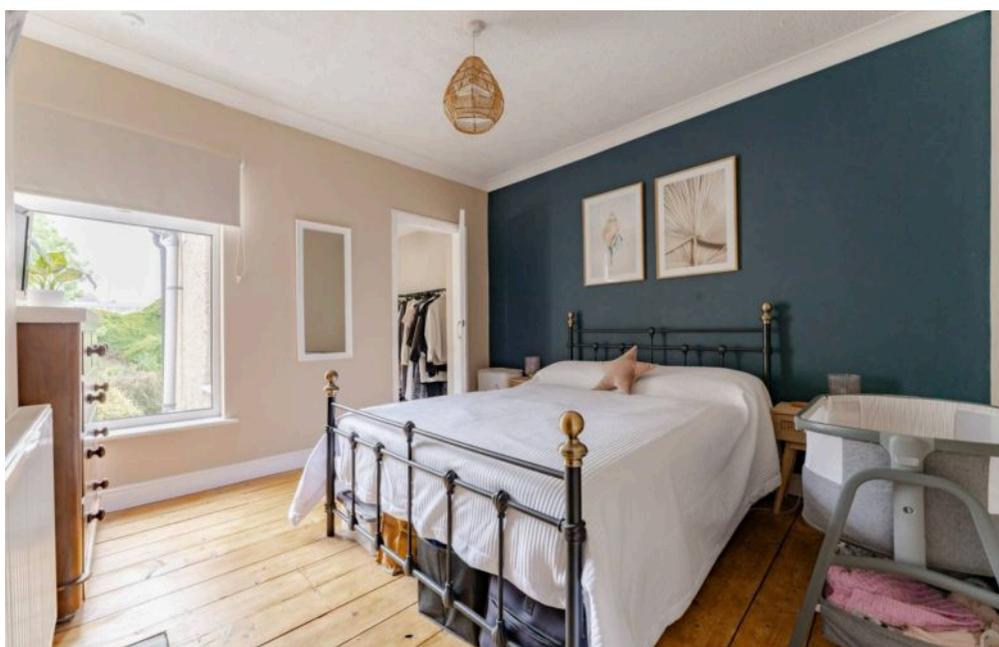
## 74 Vincent Road, Norwich - NR1 4HH

£240,000 - £250,000 Freehold

Recently redecorated and thoughtfully upgraded, this stylish Edwardian mid-terrace offers ready-to-move-in living in a highly convenient east Norwich location. Just a short walk from the city centre and Norwich train station, the property features period character alongside smart, contemporary finishes. Inside, there are two spacious double bedrooms off the landing, including a main bedroom with its own dressing room and direct access to a newly fitted, high-spec bathroom. The ground floor features a bright bay-fronted lounge, a characterful dining room with original detailing, a well-equipped kitchen with integrated appliances, and a modern ground-floor WC. Outside, the generous rear garden features a decked seating area and shed, and the neat frontage provides kerb appeal, making this a perfect first-time buy.

## Location

Vincent Road is situated in a well-connected residential area just to the east of Norwich city centre. This convenient location offers easy access to a wide range of amenities, including supermarkets, schools, cafés, and local shops. The popular Riverside Retail Park and Norwich Train Station are both within walking distance, while the city centre itself is just a short drive or bus ride away. The area benefits from good public transport links, nearby green spaces such as Lion Wood and the River Wensum, and a strong sense of community, making it an ideal setting for both families and professionals.

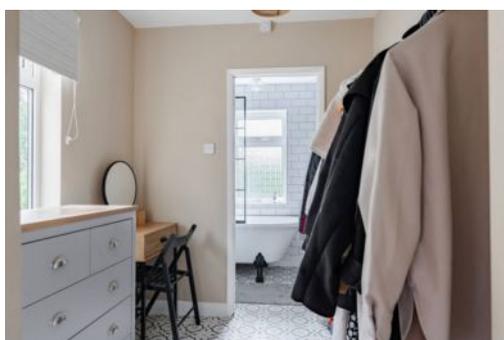


## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Combi Boiler

Council Tax Band- A



## Vincent Road, Norwich

Step through the front porch and into this beautifully presented bay-fronted home, where style and comfort come together effortlessly. The lounge is bright and inviting, with a wide bay window flooding the space with natural light. Solid wood flooring adds warmth and character, while the open layout offers a welcoming place to relax or entertain.

Move through to the dining room, another impressive space with stylish pendant lighting and an original alcove cupboard. The room retains a sense of character where a fireplace once stood, while the wood flooring continues the cohesive, polished feel. A door at the rear provides direct access to the garden, making it a great spot for both everyday living and hosting.

From here, step into the fitted kitchen, thoughtfully designed with wood-effect units, generous counter space, and practical tiled flooring. Integrated appliances include an oven and hob, and there's plumbing for a washing machine, ensuring functionality without compromising on style. Just beyond, a newly fitted ground-floor WC adds modern convenience, tucked neatly away for easy access.

Upstairs, you'll find two spacious double bedrooms, each filled with natural light. One features carpet flooring and a built-in storage cupboard, while the main bedroom benefits from solid wood flooring and its own private dressing room, a standout feature that adds a real sense of luxury.

The dressing room flows directly into the high-spec, contemporary bathroom, which has been finished to an excellent standard. Here you'll find a roll-top bath with rainfall shower and handheld attachment, a fitted vanity unit beneath the hand basin, a low-level WC, heated towel rail, and frosted window, all surrounded by elegant tiled walls.

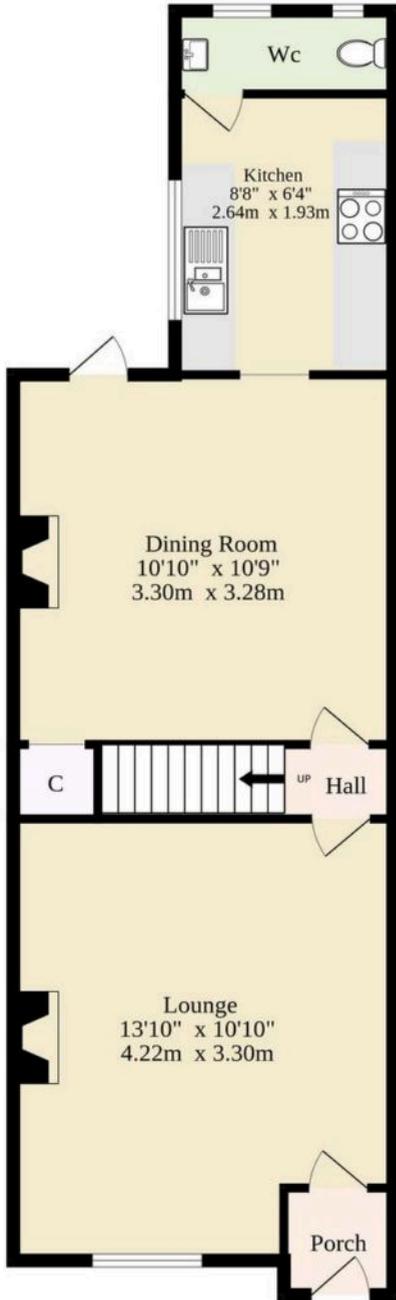
Additionally, the property benefits from double glazing throughout, as well as a newly installed boiler (approximately 18 months old) and long panel radiators, offering a modern and efficient heating solution.

Outside, the rear garden is a real highlight, bisected and thoughtfully arranged into two sections. There are lawn and shingled areas, a decked space perfect for outdoor seating or summer dining, and a shed for storage. Mature hedging and fencing offer a sense of privacy and seclusion.

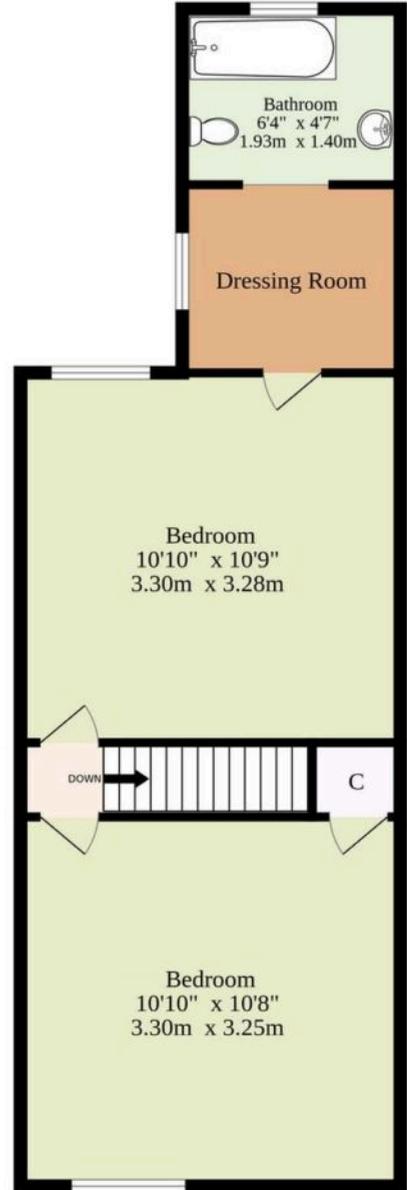
To the front, a low-maintenance garden is enclosed by brick walling, with steps leading up to the front door and enhancing the home's kerb appeal.



Ground Floor  
351 sq.ft. (32.6 sq.m.) approx.



1st Floor  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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