



53 St. Olaves Road, Norwich  
Norwich



Minors & Brady

## 53 St. Olaves Road

A great opportunity to add value and unlock potential, this three-bedroom Victorian home in St. Olaves Road, NR3, offers spacious accommodation and strong investment appeal. Set in a convenient location with easy access to Norwich city centre, the property provides a practical layout ideal for modern family living or rental prospects. The ground floor features a large living room, separate dining area, fitted kitchen, bathroom, and a useful lean-to leading to the private rear garden. Upstairs, two generous double bedrooms and a versatile single room offer flexible space for a home office or additional bedroom. While the house requires aesthetic updates, it presents an excellent chance to modernise and increase its value. AI staging images highlight the property's potential once updated and furnished, making it an ideal project for investors or buyers seeking a home to personalise.

- Great opportunity to add value and modernise
- Three-bedroom Victorian property in sought-after NR3 location
- Spacious living room with large front-facing window
- Separate dining room with built-in storage cupboard
- Fitted kitchen within the dining space with ample storage and worktop space
- Useful lean-to area with access to garden
- Two double bedrooms plus a versatile single bedroom/home office
- Private rear garden offering potential for landscaping
- On-road permit parking available
- Ideal investment property with strong rental potential





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## 53 St. Olaves Road

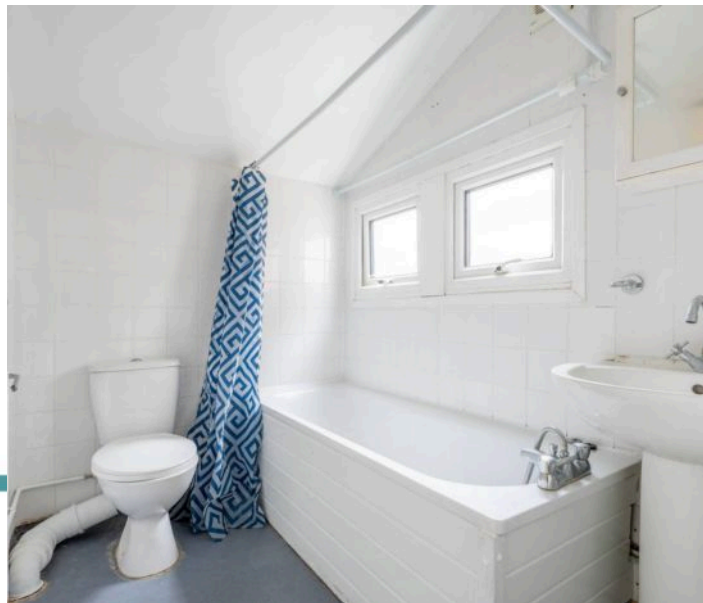
### The Location

St. Olaves Road, located in Norwich, is situated in a residential area known for its family-friendly environment and strong community spirit. The road is conveniently positioned within proximity to a range of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike.

Residents can enjoy easy access to the city centre, just a short distance away, offering a variety of shopping, dining, and cultural attractions.

Romany Road is well-served by public transport, with regular bus services connecting to various parts of the city, and Norwich Train Station is also nearby, providing direct links to London and other major cities.

Additionally, nearby green spaces, such as Mousehold Heath and the River Wensum, offer ample opportunities for outdoor recreation and leisure activities, enhancing the appeal of this desirable location.



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### St. Olaves Road, Norwich

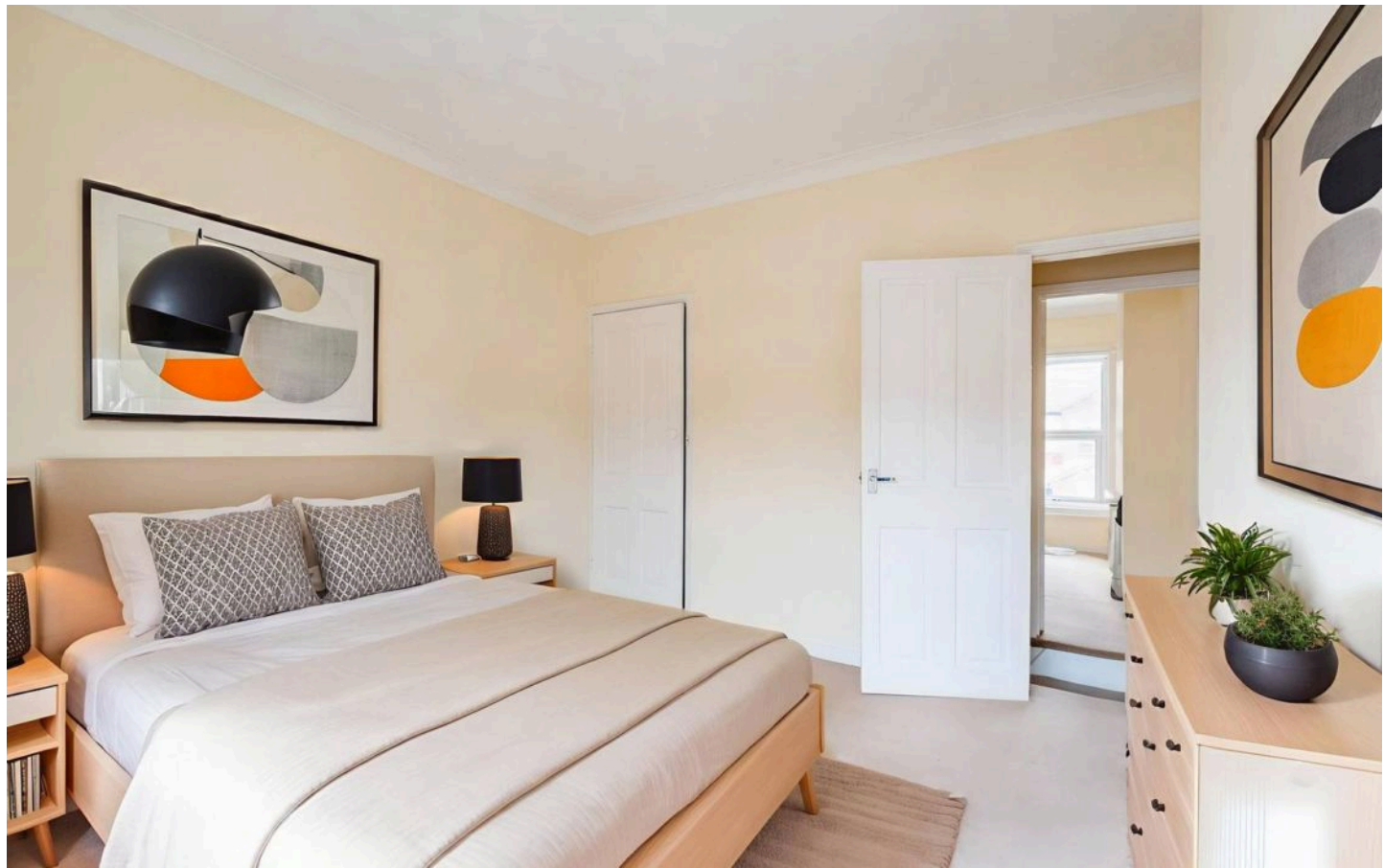
This three-bedroom Victorian property, located in the popular NR3 area, offers spacious accommodation and excellent potential for buyers looking to modernise and add value. With a practical layout, generous room sizes, and investment appeal, it is an ideal choice for those seeking a project with strong rental prospects.

The property opens with a useful entrance porch leading into a large living room, where a big front-facing window allows plenty of natural light to fill the space. A separate dining room provides ample space for family meals or entertaining, complete with a built-in storage cupboard and direct access to the fitted kitchen.

The kitchen offers good storage and worktop space, with an electric cooker and plumbing for additional appliances. From here, a lean-to utility area leads out to the private rear garden.

On the ground floor, there is also a bathroom with a white suite comprising a bath with shower over, WC, and washbasin. Upstairs, the property features two well-sized double bedrooms and a third single bedroom that could alternatively serve as a home office or dressing room.

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Outside, the private rear garden is mainly laid to lawn and offers a blank canvas for landscaping. On-road permit parking is available to the front of the house.

While the property requires aesthetic updates to fully modernise its interior, it provides excellent potential to create a comfortable family home or a strong rental investment. Spacious rooms, a practical layout, and AI staging images help to showcase how this NR3 property could look when furnished and updated.

### Agents Note

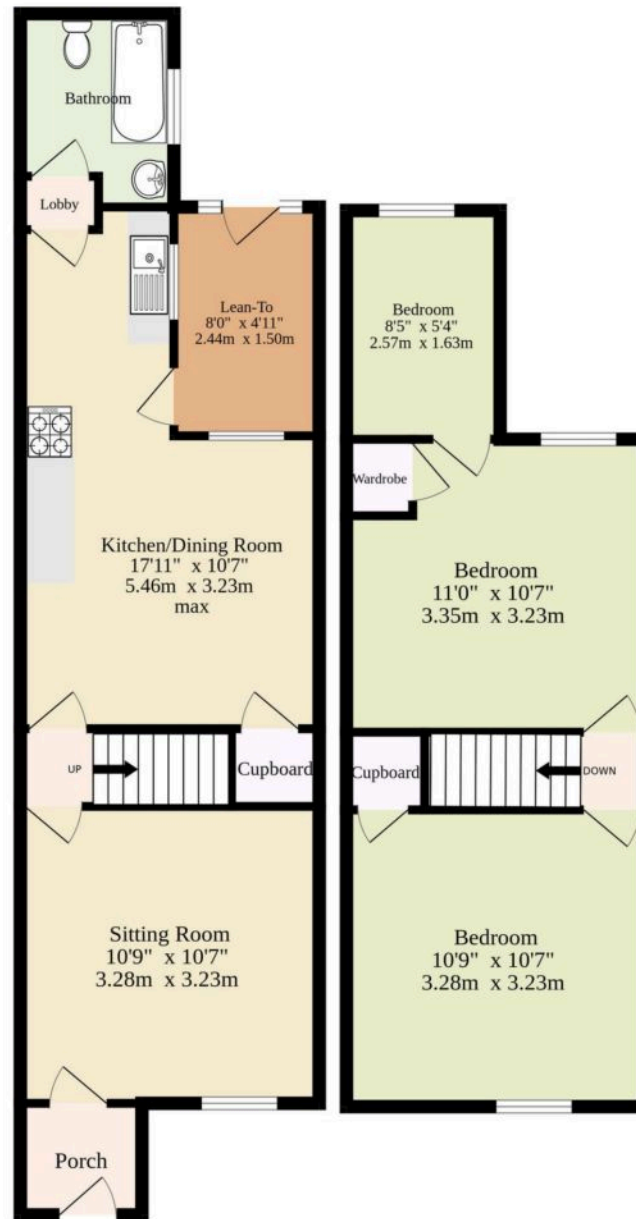
Sold Freehold

Connected to all mains services.



Ground Floor  
402 sq.ft. (37.3 sq.m.) approx.

1st Floor  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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Branch Manager



Meet *Rosie*  
Senior Sales Progressor




Meet *Tristan*  
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