

3 Kensington Place, Norwich

Norwich

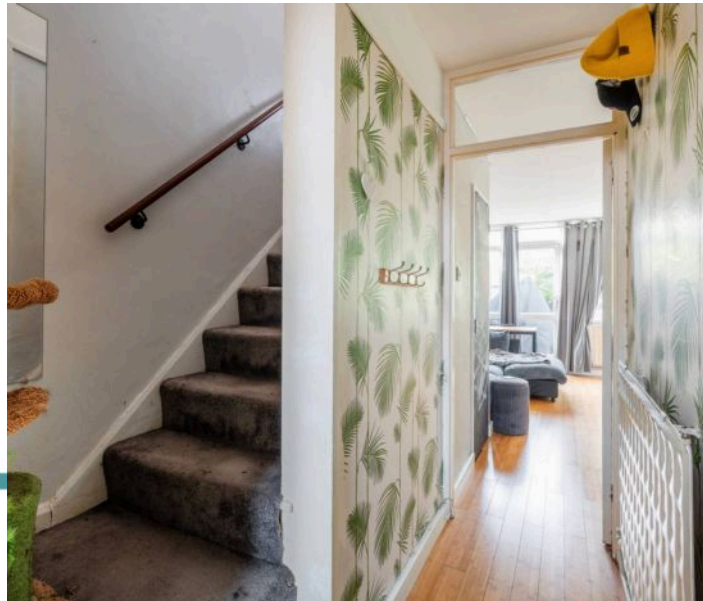
Minors & Brady

3 Kensington Place

Norwich

A three-bedroom maisonette in a prime Norwich location, just moments from the city centre and all its amenities. The home features a welcoming entrance hall, a kitchen with fitted cabinetry and under-counter appliance space, a utility room, and a spacious sitting room ideal for relaxing or entertaining. Three bedrooms and a bathroom provide comfortable living, while the private, low-maintenance garden, with artificial lawn, decked terrace, planted beds, and timber shed with workshop, offers a peaceful outdoor retreat. A front courtyard with a brick storage outbuilding and double-glazed windows complete a home designed for easy, practical living in a convenient, vibrant area.

- Three-bedroom maisonette positioned within a prime location of Norwich
- Moments away from the vibrant city centre offering a wide range of amenities
- Perfect choice for first time buyers or investors!
- Kitchen fitted with cabinetry, an oven and under-counter areas for appliances, ready for you to make it your own
- Utility room with plumbing for a washing machine
- Spacious sitting room inviting relaxation and entertaining
- Three bedrooms and a bathroom
- Brick-built storage outbuilding
- A private, low-maintenance garden featuring an artificial lawn, planted beds, a decked terrace, a timber shed and workshop
- Double glazed windows



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Norwich

Location

Kensington Place is a residential area located just south of Norwich city centre, offering a convenient mix of urban accessibility and peaceful neighbourhood living. The street is close to a range of local shops, including small convenience stores, cafes, and nearby supermarkets, providing residents with everyday essentials within easy reach. Families benefit from excellent educational options nearby, including Notre Dame High School, Lakenham Primary School, and St. Francis of Assisi Primary School, making it a practical location for households with children of all ages.

Healthcare facilities are readily available, with local GP practices, dental clinics, and pharmacies nearby, while the larger Norfolk and Norwich University Hospital is within a short drive. Kensington Place also enjoys excellent transport connections: multiple bus routes link the area to the city centre and surrounding suburbs, and Norwich railway station is easily accessible, providing regional and national rail services. For drivers, the A11 and A47 are nearby, offering smooth access to destinations across Norfolk and beyond.

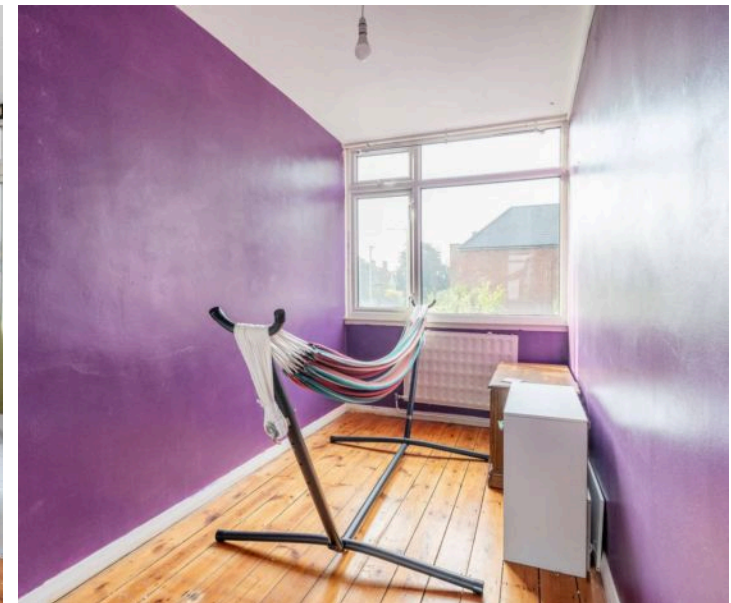
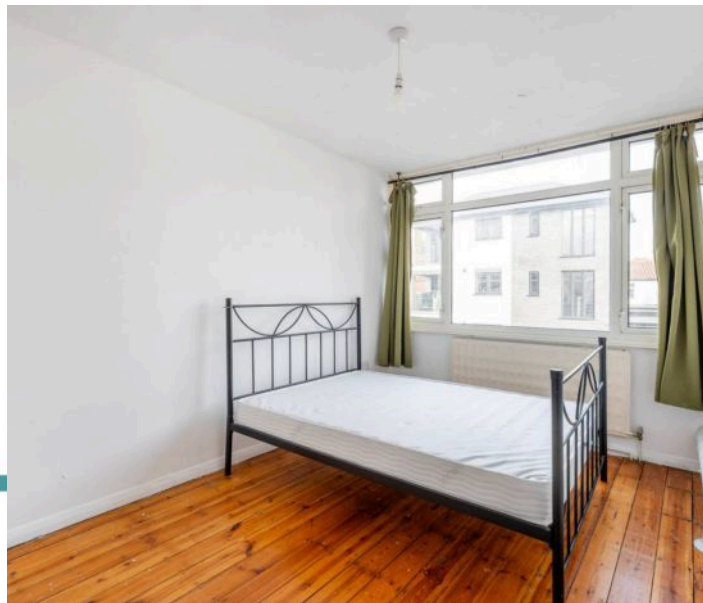
Agents note

We understand that this property is leasehold, 122 years left on the lease.

Ground rent - £10 p/a.

Maintenance fee - Approx. £300 p/a.

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3 Kensington Place

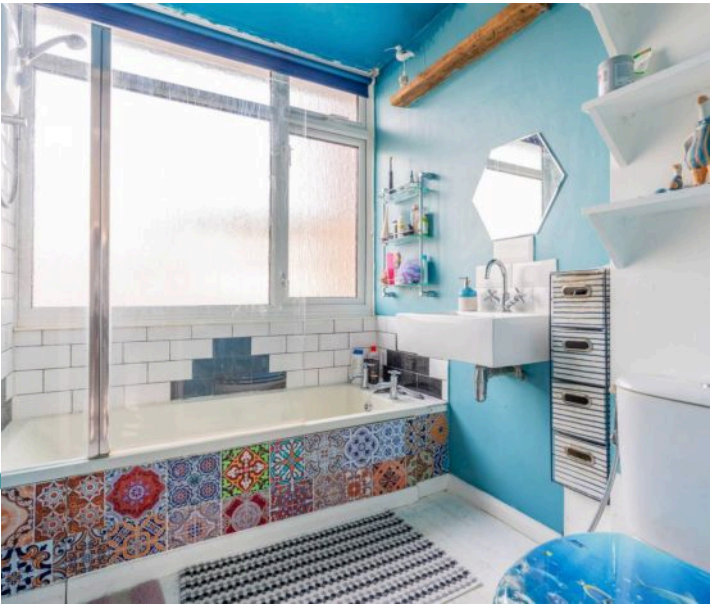
Norwich, Norwich

Step through the welcoming entrance hall. The kitchen is fitted with cabinetry, an oven, and under-counter spaces for appliances, providing a practical yet inviting space ready for your personal touch. Adjacent to the kitchen, a utility room with plumbing for a washing machine ensures everyday chores are handled with ease.

The spacious sitting room is the heart of the home, offering a light-filled space perfect for relaxing evenings or entertaining friends and family. Three well-proportioned bedrooms provide flexibility for family living or home working, complemented by a neatly presented bathroom.

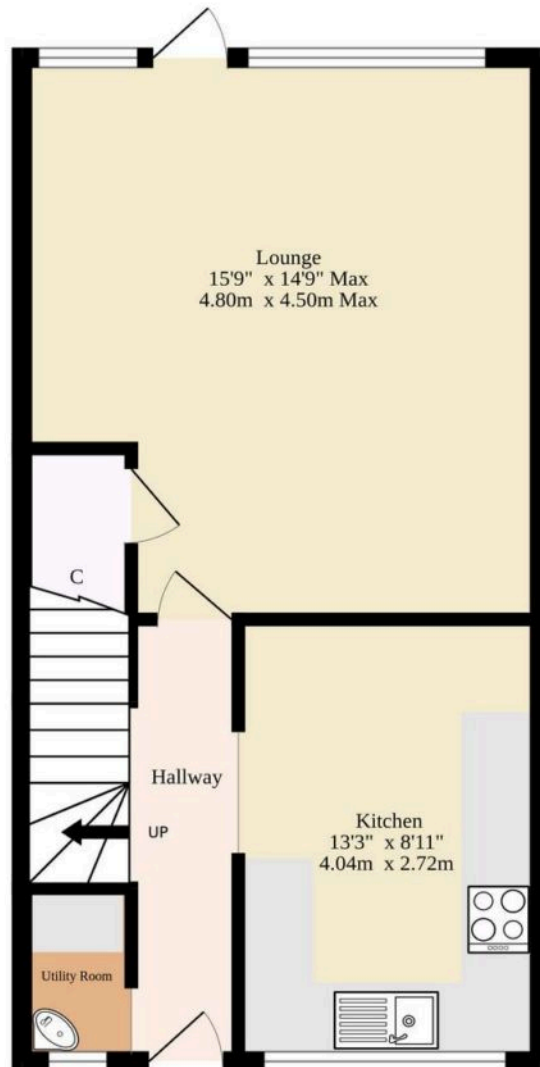
Outside, the property continues to impress with a private, low-maintenance garden designed for enjoyment and ease. Featuring an artificial lawn, planted beds, a decked terrace, and a timber shed with workshop space, it's an ideal spot for seating arrangements, gardening, or simply unwinding in the fresh air. A low-maintenance front courtyard, complete with a brick storage outbuilding, adds further convenience.

Additional benefits include double-glazed windows throughout, enhancing comfort and energy efficiency. This maisonette effortlessly combines practical living with a lifestyle of convenience in one of Norwich's most desirable locations.

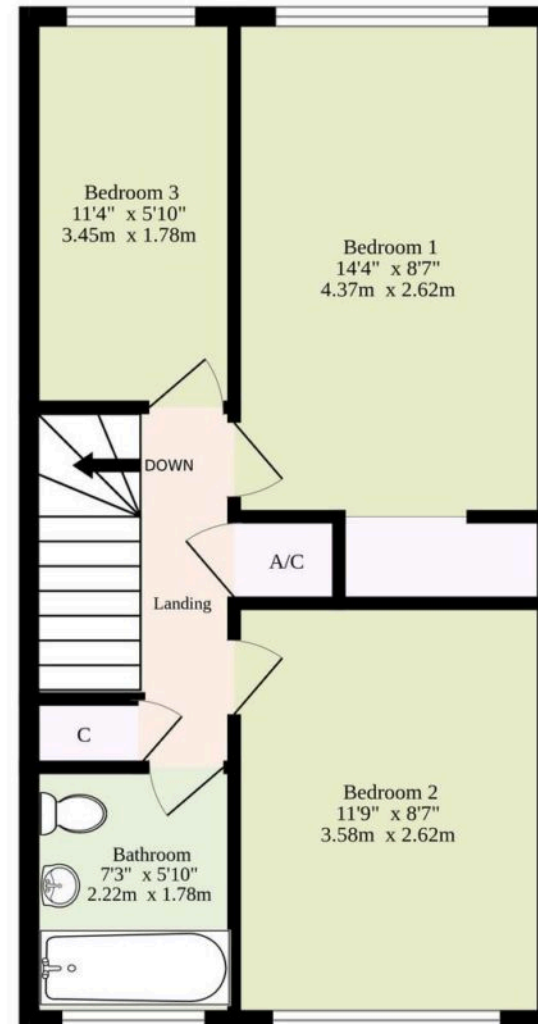


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



1st Floor
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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Meet *Rosie*
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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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