



61a Havelock Road, Norwich
Norwich



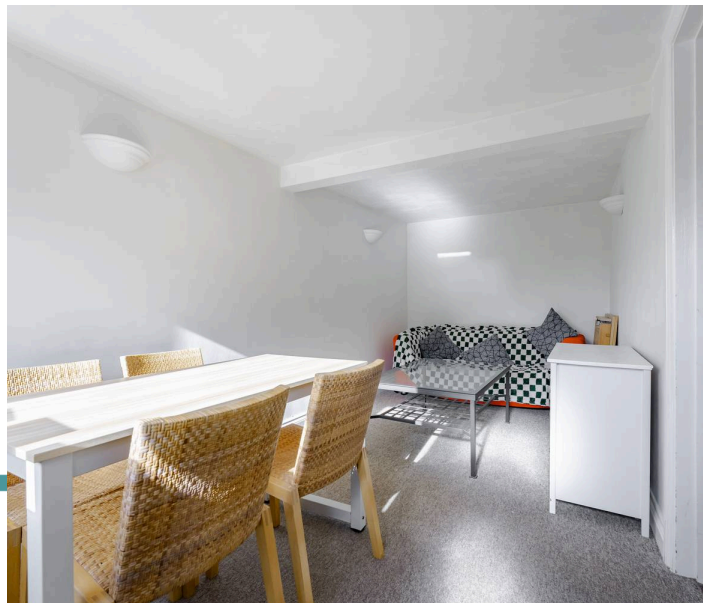
Minors & Brady

61a Havelock Road

Norwich, Norwich

For those who thrive on the rhythm of city life beyond the obvious hotspots, Havelock Road offers a subtle mix of charm and convenience in Norwich's West End. Set in the sought-after Golden Triangle, this split-level ground floor flat is perfect for first-time buyers or savvy investors. The lounge/diner provides a welcoming space to relax or entertain, while the fitted kitchen is both practical and stylish. A generous double bedroom is complemented by a smaller versatile room, ideal as a study, guest room, or extra storage. The apartment also benefits from a separate store room, double glazing, and gas central heating for year-round comfort. Potential off-road parking—a rare find in this area—adds a practical edge to city living. Just a short walk from the city centre, local shops, cafés, and cultural attractions are right on your doorstep. Combining character, location, and versatility, this property delivers a unique urban lifestyle in one of Norwich's most desirable areas.

- Split-level ground floor flat in Norwich's Golden Triangle
- No onward chain – ideal for first-time buyers or investors
- One generous double bedroom plus a smaller versatile room
- Lounge/diner providing a comfortable living and entertaining space
- Fitted kitchen with practical storage
- Shower room and separate store room/bedroom
- Double glazing and gas central heating throughout
- Potential off-road parking to the front – rare in this area - STP
- Excellent location: short walk to city centre, shops, cafés, and local amenities





M&B

61a Havelock Road

Norwich

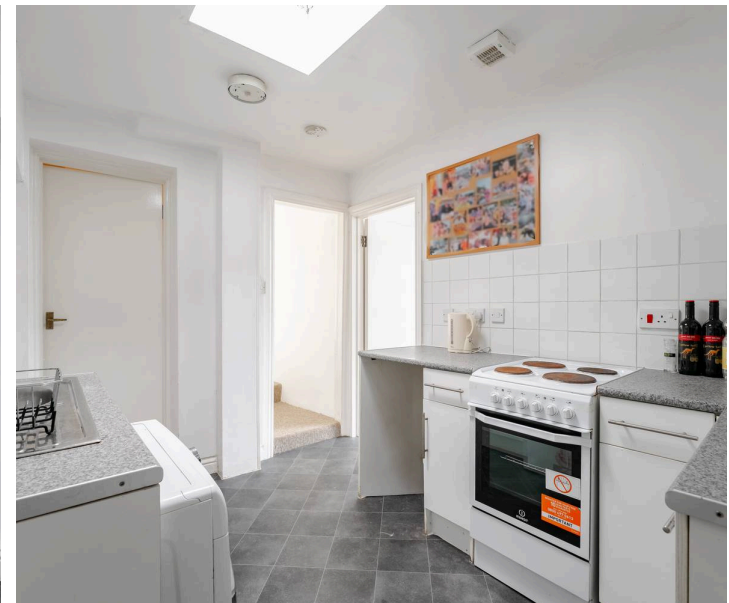
The Location

Ideally positioned in Norwich's desirable West End, Havelock Road, NR2, offers a fantastic combination of city living and convenience. Just a short walk from both the city centre and Tesco, residents can enjoy easy access to a wide range of shops, restaurants, cafés, and cultural attractions.

The area is well-known for its charming local eateries, including Take Thai and The Black Horse, while Grapes Hill leads seamlessly up to Chantry Place, giving residents everything the city has to offer right on their doorstep.

The location is particularly well connected, making commuting and travel straightforward. Heading out of the city towards the A47 is simple, while Dereham Road provides direct access to Longwater Retail Park and Sweetbriar, offering closer options for shopping at M&S, DIY and other high-street favourites.

Regular bus services further enhance connectivity, including routes into the city centre and beyond. With its mix of vibrant city amenities, convenient transport links, and proximity to essential services, Havelock Road provides a well-rounded, practical, and lively lifestyle.



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61a Havelock Road

Havelock Road, Norwich

A charming split-level ground floor flat, ideally located in Norwich's highly desirable Golden Triangle, just to the south-west of the historic city centre. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers or investors seeking a strong buy-to-let option.

The accommodation is thoughtfully laid out to maximize space and comfort. The lounge/diner provides a welcoming space for relaxing or entertaining, while the fitted kitchen offers a practical area for cooking and storage. The apartment features a shower room and one generous double bedroom, accompanied by a second smaller room that could be used as a single bedroom, home office, or additional storage depending on your needs.

Additional benefits include a separate store room, double glazing, and gas central heating, ensuring comfort throughout the year. Potential off-road parking (STP) to the front of the property is a particularly rare and convenient feature in this area.

This property combines versatility, convenience, and location, making it an ideal purchase for those entering the property market or investors seeking a desirable rental property. Early viewing is highly recommended to fully appreciate everything this apartment has to offer.

Agents Note

Sold Leasehold - 107 years remain

Ground Rent: £100 paid annually

Maintenance: £286 paid annually

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Ground Floor
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 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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Dreaming of this home? Let's make it a reality



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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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