



73 Vincent Road, Norwich  
Norwich



Minors & Brady

# 73 Vincent Road

Norwich

Step into this characterful bay-fronted terrace in the heart of Thorpe Hamlet, perfectly placed for effortless access to the city centre and train station. Thoughtfully maintained and filled with original charm, the home offers inviting living spaces, a larger-than-average kitchen, and two bedrooms upstairs, including a main bedroom with its own dressing room and en-suite. With a recently installed boiler, original floorboards, and a non-bisected rear garden, it delivers both comfort and convenience in one of Norwich's most desirable neighbourhoods, an ideal choice for first-time buyers or investors looking for a ready-to-enjoy home.

- Bay-fronted terrace in a highly sought-after area of the city of Norwich, a short distance from the vibrant city centre
- Perfect choice for first-time buyers or investors!
- Well-presented interior featuring original floorboards for a warm and authentic feel
- Comfortable sitting room leading through to a separate dining room ideal for relaxed evenings or hosting
- Larger than average kitchen offering generous workspace and room for essential appliances
- Modern ground-floor shower room adding practicality to the home's layout
- Two first-floor bedrooms set off the landing, offering comfort and privacy
- Principal bedroom enhanced by a dedicated dressing room and en-suite bathroom
- Well-kept, non-bisected rear garden providing a peaceful outdoor area with decking, lawn and rear access
- Non-permit off-road parking available



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Norwich

## Location

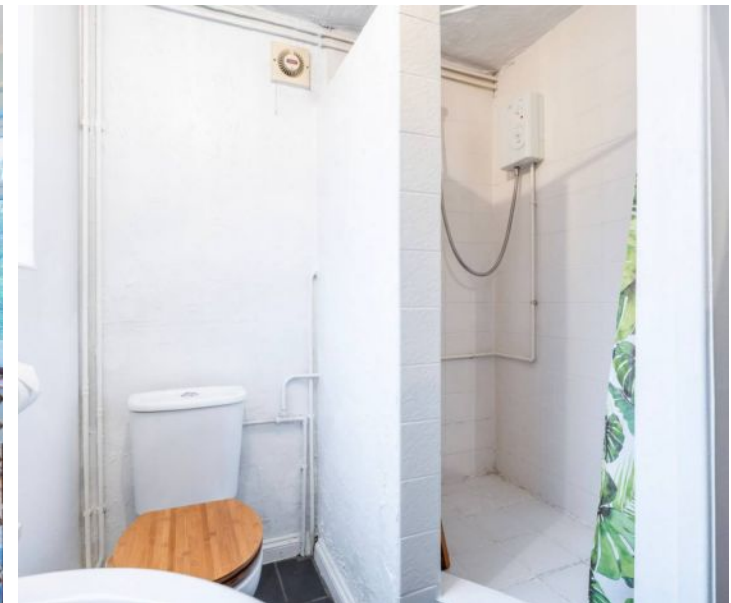
Vincent Road sits in the Thorpe Hamlet side of Norwich, a short distance east of the city centre, making it easy to reach the shops, cafés and cultural spots around Prince of Wales Road and Riverside. Day-to-day needs are covered by nearby convenience stores and small independent shops along Plumstead Road and in the local parade. Families benefit from having well-established schools close by, including Lionwood Infant and Junior Schools, as well as Mousehold Infant School. Buses run regularly through the surrounding streets, linking residents with the city centre, the train station, and other suburbs. The University of East Anglia and the Norfolk and Norwich Hospital can be reached by straightforward cross-city routes, while Norwich Airport lies to the north of the city for domestic and European travel. With Mousehold Heath close at hand and the centre only minutes away, Vincent Road offers a balanced setting for residents who want both green space and urban convenience.

## Agents note

Freehold

**Disclaimer:** The property is subject to a restrictive covenant prohibiting its use, in whole or in part, as a public house, bar, tavern, licensed premises, or any establishment primarily engaged in the sale or consumption of alcohol on the premises.

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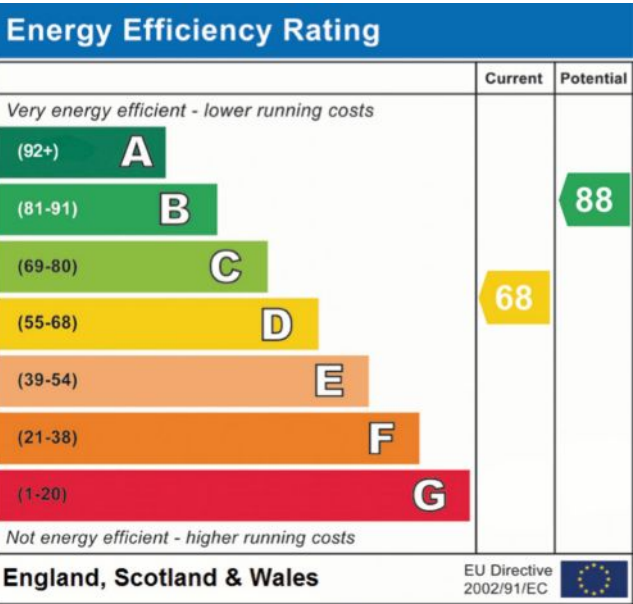
Norwich, Norwich

A beautifully maintained, bay fronted, two-bedroom mid-terrace house, perfectly situated in the highly sought-after Thorpe Hamlet area to the east of Norwich. Combining classic and modern elements, this home offers a welcoming and versatile living space, ideal for first-time buyers or investors.

Stepping inside, the property immediately impresses with original floorboards and a sense of light and space. The bay-fronted sitting room provides a comfortable setting to relax, while the adjoining dining room offers a seamless flow for entertaining or family meals. The kitchen is larger than average, thoughtfully designed with a range of fitted units and appliances, making it as functional as it is stylish. A modern shower room completes the ground floor accommodation.

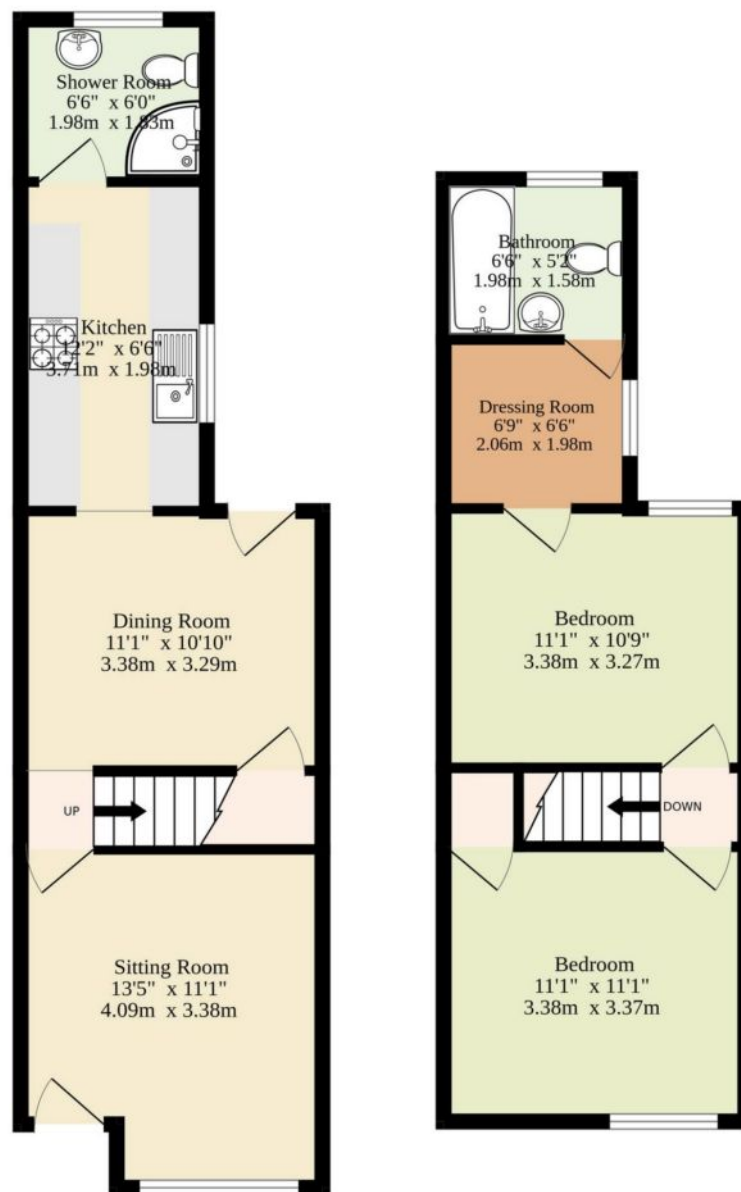
Upstairs, two well-proportioned bedrooms await, with the principal bedroom enjoying a private dressing room and en-suite bathroom for added convenience. Throughout the home, attention to detail is evident, with double glazing, gas heating, and a recently installed boiler ensuring comfort all year round.

Externally, the property benefits from a low-maintenance front garden and a well-presented, non-bisected rear garden, featuring a decked pathway, a shingled area for seating arrangements and a timber storage shed. On-road non-permit parking is available.



Ground Floor  
412 sq.ft. (38.3 sq.m.) approx.

1st Floor  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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?

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Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

*Your home, our market*

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