



48 Ashby Street, Norwich  
Norwich



Minors & Brady

## 48 Ashby Street

This charming Victorian terraced house on Ashby Street has been lovingly maintained and thoughtfully presented, creating a welcoming and comfortable home. Situated just south of Norwich City Centre, it offers the perfect balance of city convenience and quiet residential appeal. Inside, the property features two bright and versatile reception rooms, ideal for relaxing or entertaining. The well-equipped kitchen, finished in a stylish blue tone, adds character while remaining highly practical. Upstairs, three generous bedrooms provide plenty of space for family living, all accessed from a light and airy landing. The ground-floor shower room complements the accommodation, while double glazing and gas-fired central heating ensure year-round comfort. Externally, a small front garden and a paved, non-bisected rear garden offer low-maintenance outdoor space for leisure and enjoyment. Combining period charm with modern comforts, this delightful home has been clearly cared for and offers a true sense of warmth and homeliness.

- Lovingly maintained Victorian terraced house with character and charm
- Prime location just south of Norwich City Centre, within walking distance of Surrey Street and the bus station
- Two spacious and versatile reception rooms for living and entertaining
- Well-presented kitchen with stylish blue-toned finish
- Three generous bedrooms off the first-floor landing
- Modern ground-floor shower room
- Double glazing and gas-fired central heating throughout
- **Agents Note**  
Sold Freehold  
Connected to all mains services.





M&B

## 48 Ashby Street

### The Location

Ashby Street is ideally situated just south of Norwich city centre, placing residents within easy reach of the city's vibrant retail, dining, and leisure offerings. The nearby Riverside area provides a range of restaurants, bars, and a cinema, while Chapelfield Gardens, Castle Quarter, and Norwich Market are all within walking distance for shopping and leisure.

Daily conveniences are well catered for, with Sainsbury's on Queens Road, local cafés, gyms, and healthcare facilities all close by. Excellent transport links, including Norwich Train Station and regular bus routes, make commuting straightforward, while the University of East Anglia and Norfolk and Norwich University Hospital are easily accessible.

Families will appreciate the local schools and green spaces, with Notre Dame High School falling within the catchment area, and the proximity to the Broads adds an attractive option for outdoor recreation. This location perfectly balances city living with practical convenience and lifestyle amenities.



# 48 Ashby Street

## Ashby Street, Norwich

Set just to the south of Norwich City Centre, Ashby Street offers the perfect combination of city convenience and residential charm. This well-presented Victorian terraced house is within walking distance of Surrey Street, the bus station and all the amenities the city has to offer, making it ideal for those seeking easy access to local shops, restaurants, and transport links.

The lounge and dining room are bright and versatile, offering plenty of space for both relaxed living and entertaining.

The kitchen is a particular highlight, featuring a stylish blue-toned finish that complements the overall charm of the home while providing a practical and welcoming space for cooking and dining.

On the ground floor, the accommodation is completed by a family shower room. Upstairs, three well-proportioned bedrooms are accessed from the landing, all of which continue the property's light and airy feel.

The home benefits from double glazing and gas-fired central heating, ensuring comfort throughout the year.

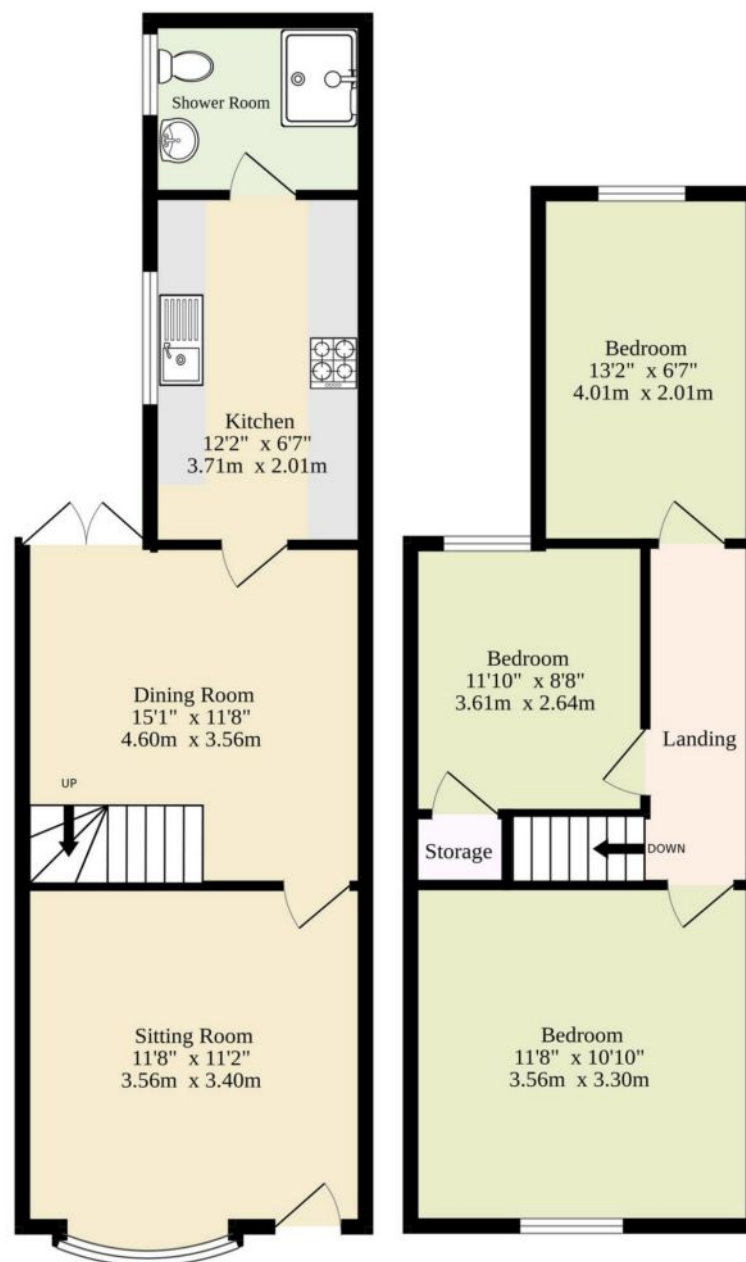
Externally, there is a small front garden with a paved approach leading to the front door. At the rear, a non-bisected garden provides a private outdoor space, fully paved for low maintenance and ideal for relaxing or entertaining.

This Victorian terrace combines period character with modern comfort, all within a quiet, yet central location that allows residents to enjoy the best of Norwich city living.



Ground Floor  
450 sq.ft. (41.8 sq.m.) approx.

1st Floor  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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



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Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

*Your home, our market*

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