



3 Edgeworth Road, Norwich

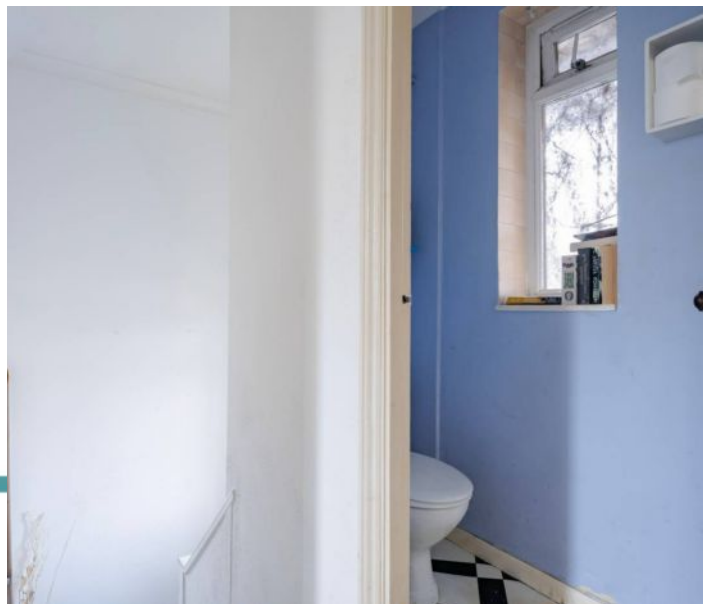
Norwich



Minors & Brady

A golden opportunity for investors or homebuyers alike, this well-proportioned mid-terraced property on Edgeworth Road combines excellent rental potential with comfortable family living in a prime Norwich location. With no onward chain and off-road parking, it offers both convenience and flexibility, perfectly positioned within walking distance of the University of East Anglia. Ideal for students, professionals, or families seeking easy access to the city and surrounding amenities, the home features a bright lounge and dining area, a functional kitchen, and three generous bedrooms that provide versatile accommodation. Outside, the enclosed rear garden offers a private and low-maintenance retreat, ideal for relaxing or entertaining. With the Norfolk & Norwich University Hospital and A47 close by, the location ensures strong connectivity for work, study, and travel. Local shops, schools, and regular bus routes further enhance everyday practicality. Whether purchased as a sound investment or a comfortable first home, this property delivers fantastic potential in a consistently popular part of Norwich.

- Excellent investment opportunity within close proximity to the University of East Anglia — ideal for student or professional lets
- Offered with no onward chain, providing the potential for a smooth and swift transaction
- Three well-proportioned bedrooms, offering comfortable accommodation for families, sharers, or tenants
- Generous open-plan lounge and dining area, creating a versatile space for both relaxing and entertaining
- Practical kitchen with good storage, workspace, and direct access to the rear garden for everyday convenience
- Separate bathroom and WC on the first floor, adding flexibility for busy households
- Private driveway to the front, providing off-road parking — a valuable feature in this location



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The Location

Edgeworth Road is located in the well-connected West Earlham area of Norwich, a popular residential district that appeals to students, professionals, and families alike. The area is perfectly positioned for access to key destinations such as the University of East Anglia, the Norfolk & Norwich University Hospital, and the A47, making it ideal for commuters and those working or studying locally.

West Earlham benefits from excellent public transport links, with regular bus services providing quick and easy access into Norwich city centre. Nearby Bowthorpe offers a variety of everyday amenities, including supermarkets, takeaways, pharmacies, a post office, and a medical centre, ensuring everything you need is close to hand. The community also enjoys access to several well-regarded schools and nurseries, making it a convenient and family-friendly place to live.

For leisure and outdoor pursuits, Earlham Park and the nearby River Yare provide beautiful green spaces for walking, picnics, and enjoying nature, while the extensive grounds of the UEA campus and Sportspark offer additional recreational facilities. A short drive takes you to Longwater Retail Park, home to major retailers, a gym, and a selection of food outlets.

Combining convenience, accessibility, and a welcoming community atmosphere, Edgeworth Road offers a comfortable and well-situated base within one of Norwich's most practical and sought-after residential areas.



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Edgeworth Road, Norwich

Situated on Edgeworth Road, this three-bedroom mid-terraced home presents an excellent investment opportunity, particularly for those seeking a property close to the University of East Anglia. Offered with no onward chain, the property benefits from off-road parking, a private rear garden, and spacious accommodation throughout, making it a strong choice for investors or buyers looking to add value.

The ground floor features a welcoming entrance hall leading to a generous lounge and dining area, a bright, open space ideal for both relaxing and entertaining. The adjoining kitchen provides ample storage and workspace, with access to the rear garden for added convenience.

Upstairs, the home offers three well-proportioned bedrooms, providing flexibility for tenants or families alike. A bathroom and separate WC complete the first-floor layout, adding practicality for everyday living.

Externally, the property enjoys a driveway to the front offering off-road parking and a good-sized, enclosed rear garden with lawn and storage space. The garden provides potential for further landscaping or outdoor seating, enhancing its appeal for future occupants.



Outbuildings
72 sq.ft. (6.7 sq.m.) approx.



Ground Floor
430 sq.ft. (39.9 sq.m.) approx.



1st Floor
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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