



34 Marlborough Road, Norwich
Norwich



Minors & Brady

34 Marlborough Road

Norwich

Chain free! Step out of your door and immerse yourself in the vibrant energy of Norwich city centre, while enjoying the comfort of this charming mid-terrace home. Perfect for first-time buyers, small families, or investors, the property offers two inviting reception rooms, a modern kitchen, and two double bedrooms. A contemporary bathroom and a private, low-maintenance courtyard provide space to relax, entertain, or enjoy a quiet moment outdoors. With on-road parking and a central location, everything the city has to offer, from shops and cafes to cultural hotspots, is just a short stroll away.

- Chain free!
- Mid-terrace residence located within a prime location of the vibrant city of Norwich
- Suitable choice for first-time buyers, small families or investors seeking a home within walking distance to the city centre
- Two reception rooms for comfortable seating and dining arrangements, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an integrated oven, a gas hob and areas for your own appliances
- Two double bedrooms offering comfort and privacy
- Bathroom comprising of a contemporary three-piece suite, including a bathtub, a hand wash basin and a toilet
- A private, low-maintenance courtyard that is predominately paved, with a timber storage shed
- On-road parking
- Within easy reach to a wide range of amenities, including shops, schools and transport links



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34 Marlborough Road

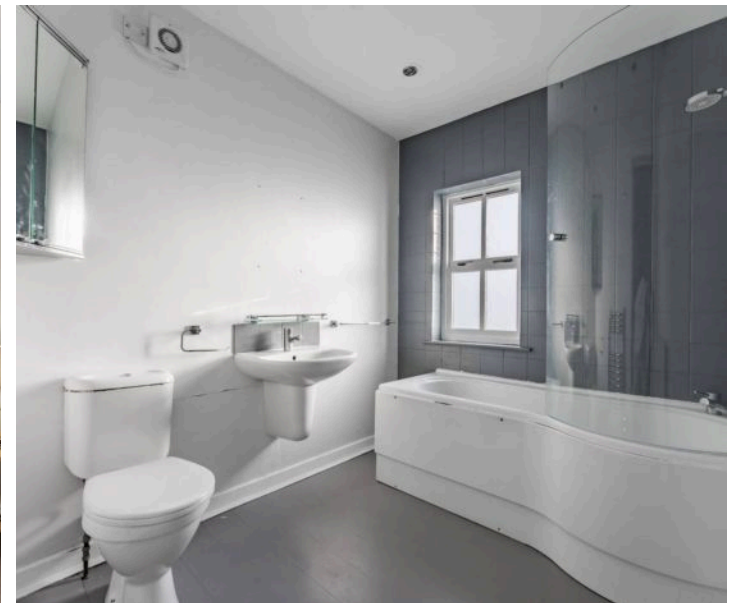
Norwich

Location

Marlborough Road is situated in the NR3 area of north Norwich, a residential neighbourhood conveniently close to the city centre, roughly a 15–20 minute walk or a short bus ride. The area benefits from local amenities, including small supermarkets, cafés, and independent shops, while larger shopping options are available in the nearby city centre.

Families have access to a number of schools within easy reach, including Magdalen Gates Primary School, George White Junior School, and Angel Road Infant & Junior Schools, with secondary options such as Sewell Park Academy and Jane Austen College also nearby. The University of East Anglia (UEA) is around three miles southwest and is easily accessible by bus or car.

Transport links are strong: regular bus services connect the area to the city centre and surrounding neighbourhoods, and Norwich train station is a short drive away. For healthcare, the Norfolk & Norwich University Hospital is within easy reach, as is Norwich International Airport, approximately three miles north, providing convenient domestic and international connections. The location combines practical amenities with accessibility, offering a comfortable balance for families, students, and professionals.



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34 Marlborough Road

Norwich

This charming mid-terrace residence is perfectly positioned in a prime area of the vibrant city of Norwich, making it an ideal choice for first-time buyers, small families, or investors looking for a convenient city-centre home.

The property offers two well-proportioned reception rooms, providing flexible space for both comfortable living and dining, whether relaxing after a busy day or entertaining friends and family.

The kitchen is fitted with modern cabinetry, an integrated oven and gas hob, alongside space for your own appliances, creating a practical and welcoming hub.

Upstairs, two double bedrooms provide a sense of comfort and privacy, complemented by a contemporary bathroom featuring a three-piece suite with a bathtub, hand wash basin, and toilet.

Outside, a private courtyard offers a low-maintenance outdoor space, predominately paved and complete with a timber storage shed, perfect for outdoor seating, plants, or secure storage.

On-road parking is available for added convenience.

Agents note

Freehold

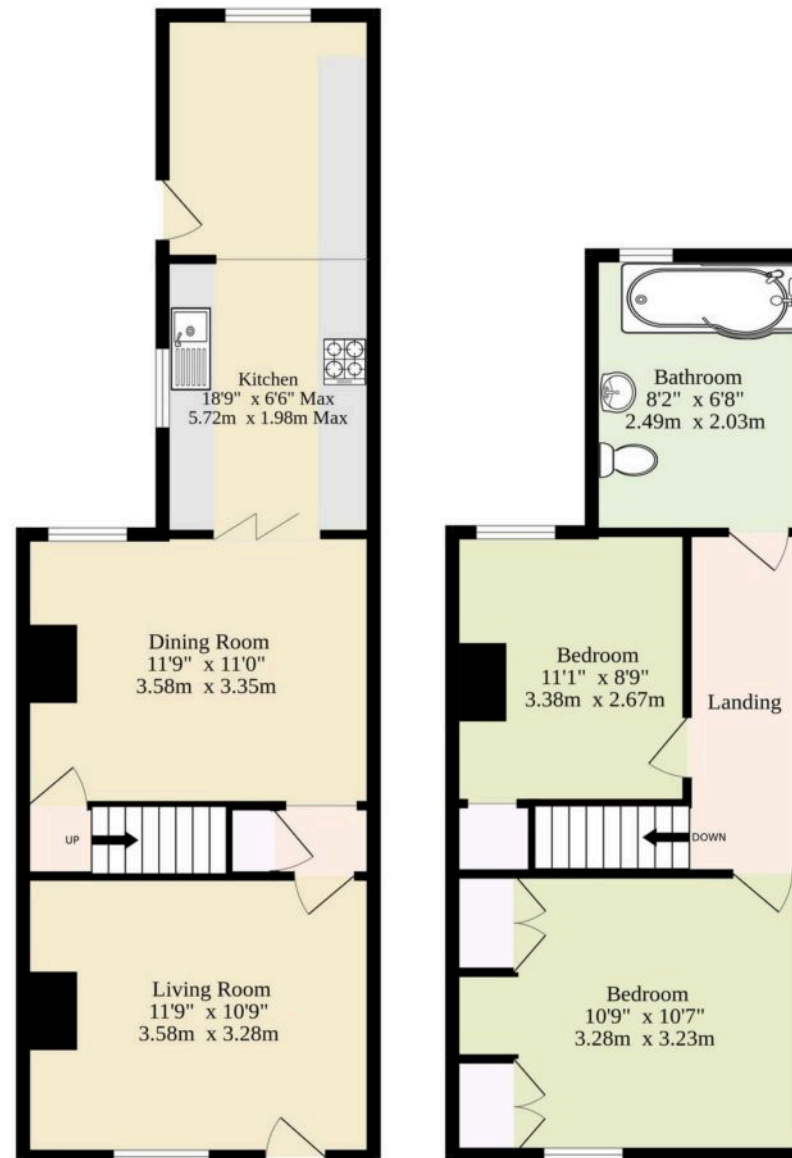
Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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Ground Floor
394 sq.ft. (36.6 sq.m.) approx.

1st Floor
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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 *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor




Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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