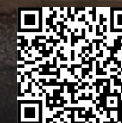




20 Edinburgh Road, Norwich

Norwich



Minors & Brady

20 Edinburgh Road

Norwich, Norwich

Set in the ever-popular NR2 Golden Triangle, this two-bedroom mid-terrace home offers a well-balanced layout, generous proportions and plenty of scope for future enhancement. Its position within one of Norwich's most sought-after neighbourhoods makes it an appealing choice for first-time buyers wanting a comfortable home with long-term potential. Everything is arranged with practicality in mind, with two good reception spaces, an extended kitchen and a garden that lends itself perfectly to improvement or landscaping.



M&B



20 Edinburgh Road

Norwich, Norwich

- Charming two bedroom mid terrace home in the sought after NR2 Golden Triangle area
- A strong opportunity for first time buyers or investors seeking a well located city home
- Two generous reception rooms offering flexible living and dining space
- Well proportioned kitchen extending to over fifteen feet in length
- Two well sized double bedrooms with built in storage to the rear bedroom
- Enclosed rear garden offering the potential to become your dream garden
- Positioned close to local shops, cafes, green spaces and reliable transport links

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

M&B



20 Edinburgh Road

Norwich, Norwich

Location

Edinburgh Road enjoys a desirable position in the Golden Triangle area of Norwich, known for its tree lined streets, period homes and strong community feel. Residents benefit from excellent access to local shops, independent cafés, popular pubs and everyday services along nearby Unthank Road and Earlham Road. Well regarded schools, green spaces such as Eaton Park and quick bus links into the city centre all sit within easy reach, offering both convenience and a vibrant lifestyle. Norwich city centre is only a short distance away, providing a wide choice of shopping, dining, cultural attractions and transport connections, including rail services to London and Cambridge.

Endinburgh Road

The ground floor begins with a welcoming sitting room at the front, providing a cosy everyday living space with a traditional terrace feel. From here, the flow leads into a separate dining room which offers flexibility for hosting, working from home or creating a more defined dining area. Built in storage sits beneath the stairs, helping the room remain organised while still feeling open. At the rear, the extended kitchen provides a functional workspace with room for appliances and direct access to the garden, making it easy to move between indoor and outdoor areas.



M&B

20 Edinburgh Road

Norwich, Norwich

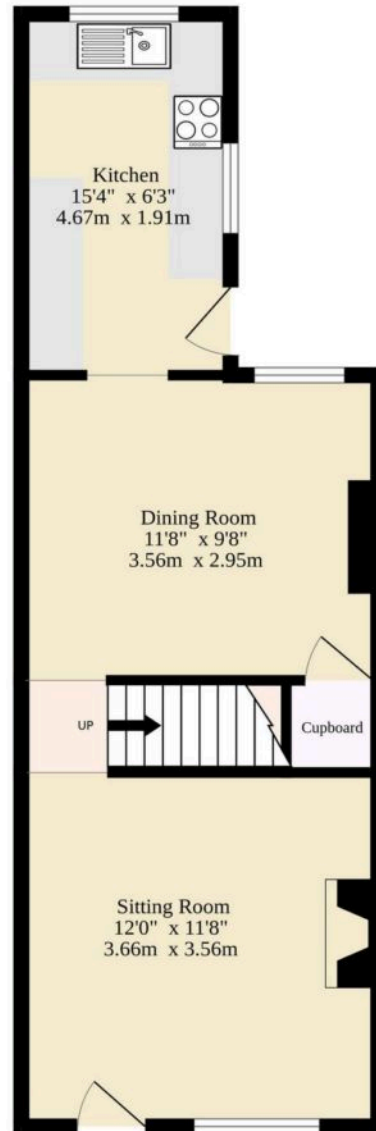
Upstairs, the two bedrooms are arranged from the landing. The front bedroom is notably spacious, offering room for a larger bed and additional furniture. The rear bedroom features a built in storage cupboard and leads directly to the bathroom, creating a private and practical layout that lends itself well to everyday routines. The bathroom enjoys natural light and a comfortable footprint for a terrace home of this style.

Outside, the rear garden is enclosed and offers a blank canvas ready to be shaped to your preference. Whether you imagine planting areas, a seating terrace or a simple low maintenance garden, the potential is clear and gives future buyers the chance to make the space their own.

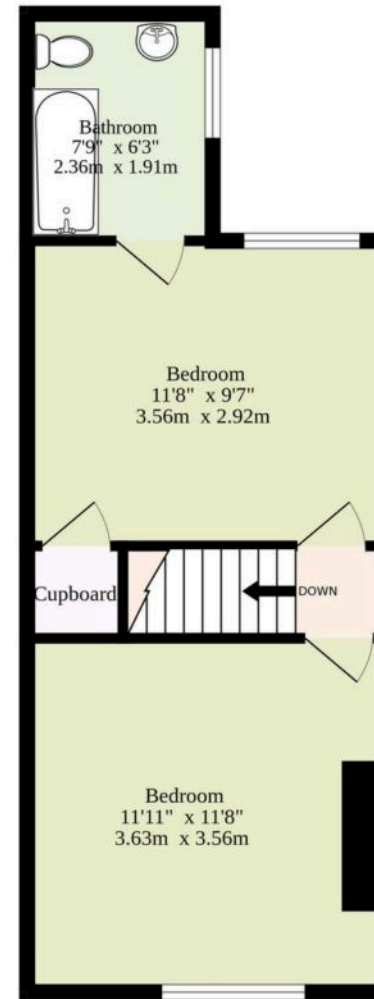


M&B

Ground Floor
384 sq.ft. (35.7 sq.m.) approx.



1st Floor
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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 *Rosie*
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Meet *Tristan*
Senior Property Valuer

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