



42 Regina Road, Norwich

Norwich



Minors & Brady

42 Regina Road

Tucked away within the ever-popular NR1 postcode, this well-presented two-bedroom flat offers a practical and comfortable living space in a highly convenient city setting. The property benefits from permit parking and provides straightforward access to Norwich city centre, making it a strong option for a range of buyers. Inside, the layout has been thoughtfully arranged to suit modern living, with an open-plan living and dining area that feels bright and well balanced. Natural light enhances the sense of space, creating a relaxed environment for both everyday use and occasional entertaining. A separate kitchen complements the main living area, offering a functional and well-proportioned space without disrupting the flow of the home. The two bedrooms are comfortably sized and adaptable, suited to a variety of needs and lifestyles.

- Positioned within the highly regarded NR1 postcode, offering a convenient and well-connected city location
- Two-bedroom flat suitable for a range of buyers, including first-time purchasers and investors
- Bright open-plan living and dining area with a flexible layout for modern living
- Good natural light throughout, creating a comfortable and welcoming atmosphere
- Separate kitchen providing a practical and well-arranged space for everyday use
- Well-proportioned bedrooms with versatility for home working or guest accommodation
- Neatly presented bathroom
- Permit parking available for residents
- Close to a wide range of local amenities, including shops, cafes, and restaurants

M&B





The Location

Grove House, located on Regina Road, sits on the edge of Norwich city centre, just under a mile away, and close to the Riverside development. Riverside offers a good selection of shops, cafés and restaurants, along with a cinema and gym.

Norwich Railway Station is within comfortable walking distance (just over half a mile) and provides direct services to London, Ipswich and other destinations. The area is well connected by road, with easy access to the A47 southern bypass and the Norwich Ring Road, making travel around Norfolk straightforward.

A range of everyday amenities can be found nearby, including supermarkets such as Morrisons, Aldi and Tesco Express, as well as independent shops, cafés and local pubs. Healthcare facilities, including GP surgeries, dentists and pharmacies, are also close at hand, along with regular bus services. For outdoor space, the River Wensum offers pleasant riverside walks, and Riverside Park provides open green areas for leisure and recreation, both within easy reach.

Overall, Grove House benefits from a convenient city-edge location with good transport links and a wide range of local amenities, set within an established residential area.

Agents Note

You can apply for two residents' and visitor scheme on-street parking permits (One 4 hr permit with clock & x60 one day permits; these may be used in any combination).

This property will be sold leasehold. 115 years remain on the lease.

Connected to mains water, electricity, gas and drainage.

Ground Rent/Maintenance: £280 paid annually.

M&B



42 Regina Road

Regina Road, Norwich

Situated within the popular NR1 postcode, this well-presented two-bedroom flat offers a comfortable and practical home in a highly convenient city location. With permit parking available and Norwich city centre close by, the property is well suited to first-time buyers, professionals, or investors looking for a well-connected and easy-to-manage home.

The flat opens into a bright and spacious open-plan living and dining area, designed to make the most of the available space. Natural light flows through the room from both aspects, creating a pleasant and welcoming atmosphere that works equally well for everyday living or hosting guests. The layout provides flexibility for arranging furniture to suit a range of lifestyles.

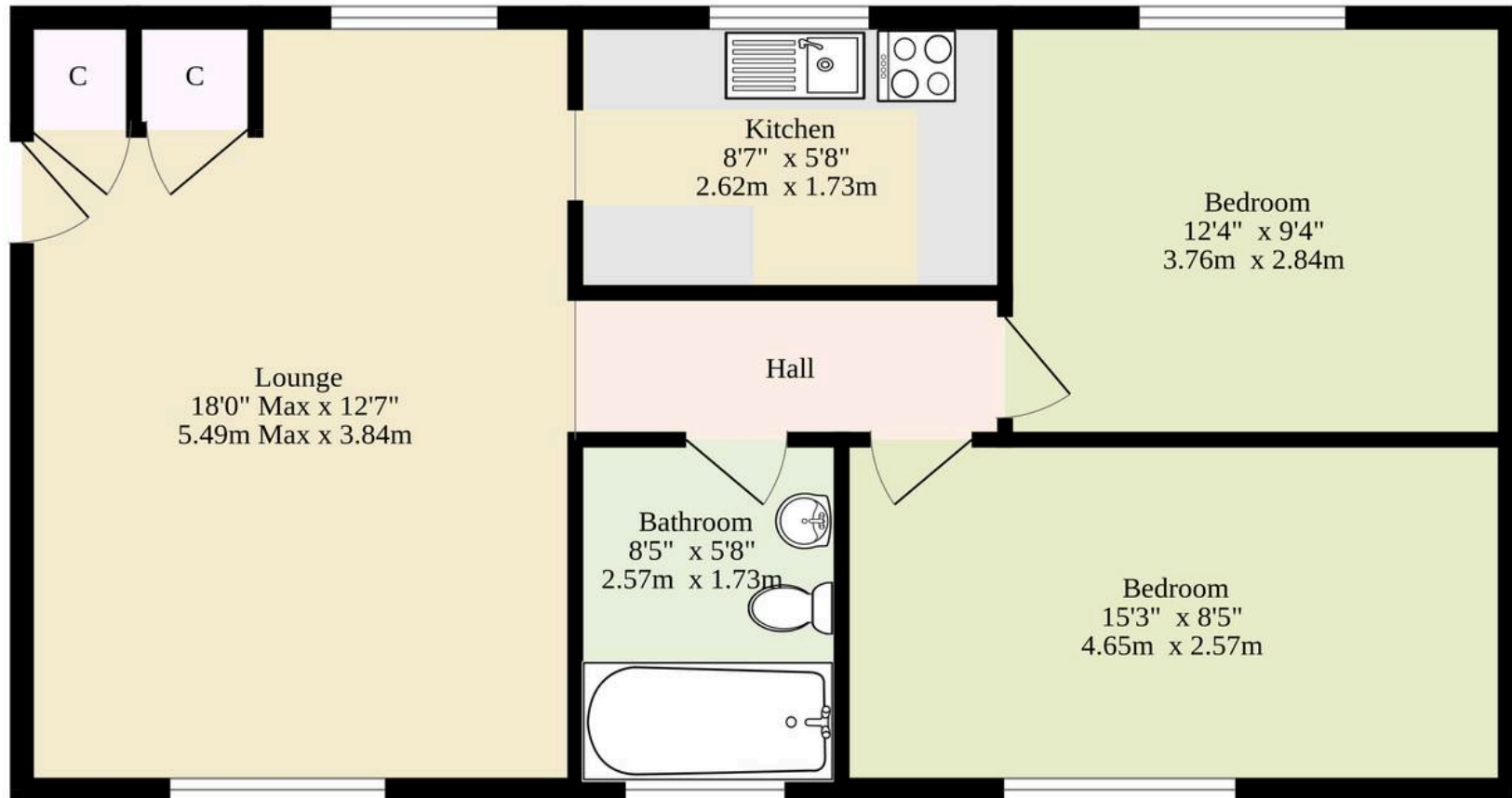
A separate kitchen sits just off the main living area, offering a practical and well-organised space for day-to-day use. With good natural light and a straightforward layout, it provides a functional setting that supports both cooking and storage needs without compromising the flow of the home.

Both bedrooms are generously proportioned, offering comfortable accommodation with plenty of natural light. The main bedroom provides ample space for furnishings, while the second bedroom is ideal for use as a guest room, home office, or additional living space.

The bathroom is neatly presented and benefits from a window, adding to the sense of light and ventilation throughout the flat.



691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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