



Minors & Brady  
NORWICH  
FOR SALE  
01603 365085

73 Livingstone Street, Norwich  
Norwich



Minors & Brady



## 73 Livingstone Street

Tucked away within the established streets of NR2, this mid-terrace home offers a promising canvas for those looking to shape a space of their own. The property sits within easy reach of local amenities, schools and regular transport links, making day-to-day life both practical and convenient. Inside, the layout provides two reception rooms on the ground floor, allowing flexibility for living, dining or home-working arrangements. A fitted kitchen and ground floor bathroom complete the lower level, offering a functional starting point for improvement. Upstairs, there are two double bedrooms, with a third room accessed via the second, ideal for a study, nursery or dressing area. To the rear, a generously sized garden presents further potential for landscaping or enhancement, subject to the relevant permissions. With character, location and scope to add value, this property represents an appealing opportunity for buyers and investors alike.

- Located within the popular and well-established NR2 area
- Mid-terrace residential property
- Three-bedroom layout with flexible use of space
- Two well-proportioned reception rooms on the ground floor
- Fitted kitchen providing a practical layout
- Ground floor shower room
- Two double bedrooms to the first floor
- Third bedroom accessed via the second, suitable for study or nursery use
- Generous rear garden with scope for improvement (subject to planning)
- Ideal opportunity for first-time buyers or investment purchasers







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## 73 Livingstone Street

### The Location

Set in the vibrant heart of Norwich, Livingstone Street, NR2, sits in one of the most desirable pockets. Renowned for its tree-lined streets, character properties and lively yet community-focused atmosphere, this location offers an exceptional balance of city living and neighbourhood charm. Just a short walk from Norwich city centre, residents can enjoy effortless access to shops, cafés, restaurants and everyday conveniences, making day-to-day life both practical and enjoyable.

The area is well known for its welcoming local amenities, with independent stores, corner shops and supermarkets all within easy reach. The popular Georgian Townhouse, with its relaxed atmosphere and inviting outdoor space, is close by, providing a great spot for meeting friends or enjoying weekend brunch. The peaceful and picturesque Plantation Garden, a hidden Victorian gem, is also nearby, perfect for quiet strolls, reading outdoors or simply taking in its beautifully curated surroundings.



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## Livingstone Street, Norwich

Set within the ever-popular NR2 area, this three-bedroom mid-terrace home presents a fantastic opportunity for buyers keen to personalise a property in a well-connected and convenient location. With local shops, schools and transport links all close at hand, it's ideally placed for both everyday living and commuting.

The ground floor offers a practical and flexible layout, featuring two well-sized reception rooms that can be arranged to suit living and dining needs. A fitted kitchen sits to the rear, along with a ground floor shower room, providing a solid foundation for modernisation and improvement.

Upstairs, the property offers two comfortable double bedrooms, with a third bedroom accessed via the second.

This additional space lends itself well to use as a home office, dressing room or nursery, depending on individual requirements.

Outside, the generous rear garden provides plenty of scope for landscaping or future enhancement, subject to the necessary consents. With its character, location and clear potential, this home would suit first-time buyers and investors alike. An early viewing is advised to fully appreciate what's on offer.

### Agents Note

This property will be sold freehold.

Connected to mains gas, water, electricity and drainage.

Some images included in this listing have been digitally staged to demonstrate potential furnishing, layout and design possibilities. These visuals are provided purely as an example of how the space *could* look and do not represent the property's current condition. We strongly recommend arranging a viewing to fully assess the size, layout and features of the home in person.

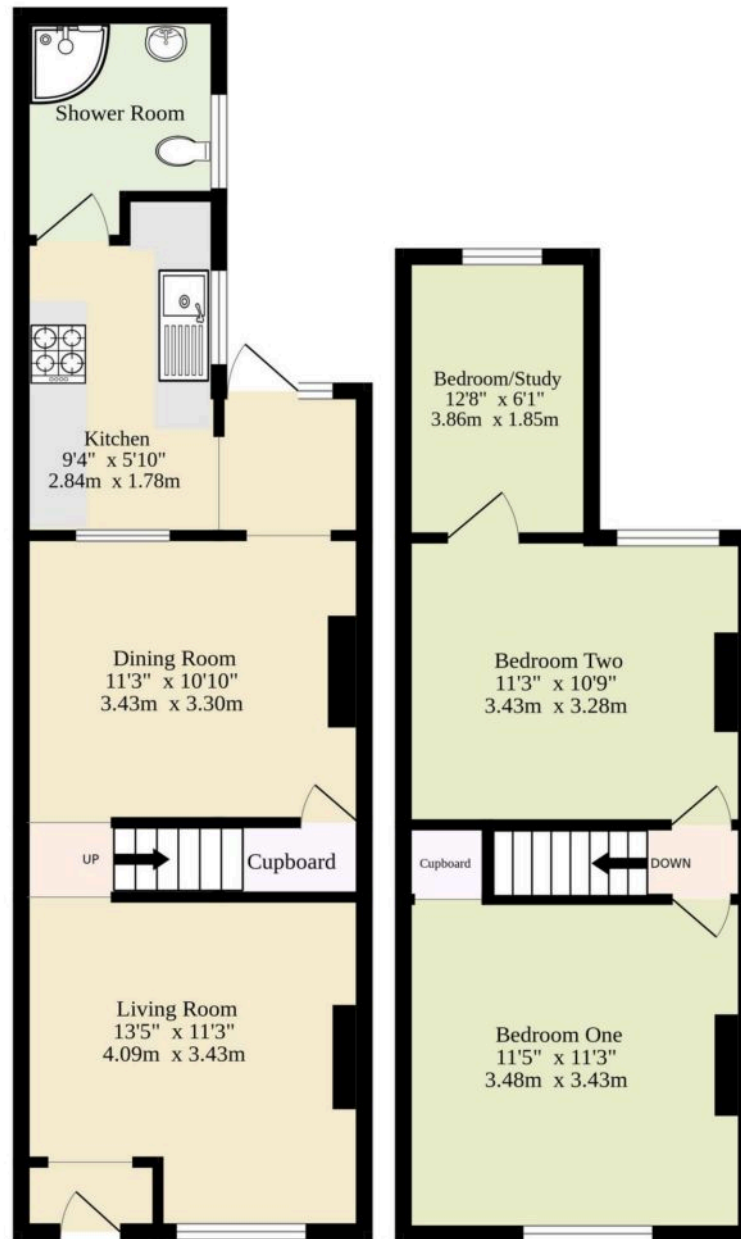
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Ground Floor  
418 sq.ft. (38.8 sq.m.) approx.

1st Floor  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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# Dreaming of this home?

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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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