



46 Romany Road, Norwich

Norwich



Minors & Brady

46 Romany Road

Offered with no onward chain, this well-presented Victorian terraced home is located on the highly sought-after Romany Road, just north of Norwich city centre. The property offers spacious and well-proportioned accommodation arranged over two floors, combining period character with modern improvements. Internally, there are two generous reception rooms, ideal for flexible living and dining arrangements. The rear of the property features a recently fitted galley kitchen and a modern bathroom, both thoughtfully laid out for everyday practicality. Upstairs, the home provides two well-sized double bedrooms along with a versatile third box room suitable for a nursery, home office, or dressing room. Gas fired central heating and double glazing are installed throughout, enhancing comfort and efficiency. Outside, the property benefits from an enclosed, non-bisected, south-facing rear garden and on-road parking, all within easy reach of local amenities, transport links, and Norwich city centre.

- No onward chain!
- Highly sought-after Romany Road location, north of Norwich city centre
- Well-presented Victorian terraced home full of period character
- Spacious accommodation arranged over two floors
- Two generous reception rooms offering flexible living and dining space
- Recently fitted galley kitchen and modern bathroom
- Two well-proportioned double bedrooms filled with natural light
- Versatile third box room ideal for nursery, home office or dressing room
- Enclosed, non-bisected south-facing rear garden
- Gas fired central heating, double glazing, new roof and on-road parking nearby





M&B

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The Location

Romany Road, located in Norwich, is situated in a residential area known for its family-friendly environment and strong community spirit. The road is conveniently positioned within proximity to a range of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike.

Residents can enjoy easy access to the city centre, just a short distance away, offering a variety of shopping, dining, and cultural attractions.

Romany Road is well-served by public transport, with regular bus services connecting to various parts of the city, and Norwich Train Station is also nearby, providing direct links to London and other major cities.

Additionally, nearby green spaces, such as Household Heath and the River Wensum, offer ample opportunities for outdoor recreation and leisure activities, enhancing the appeal of this desirable location.



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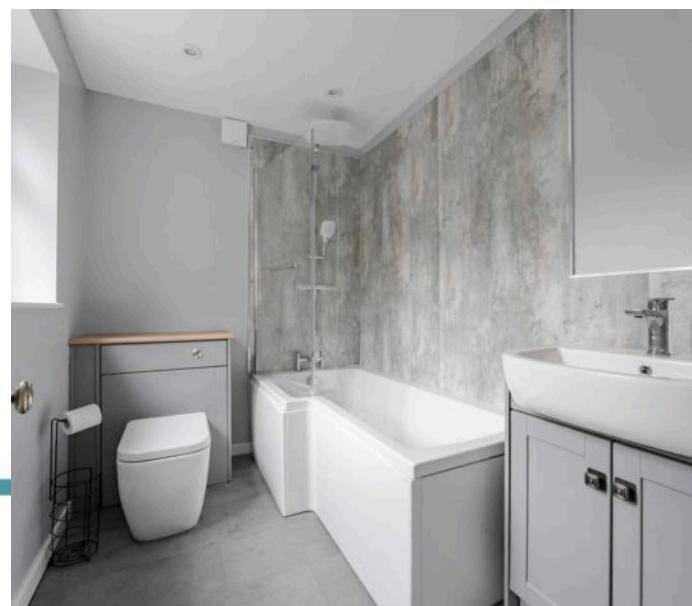
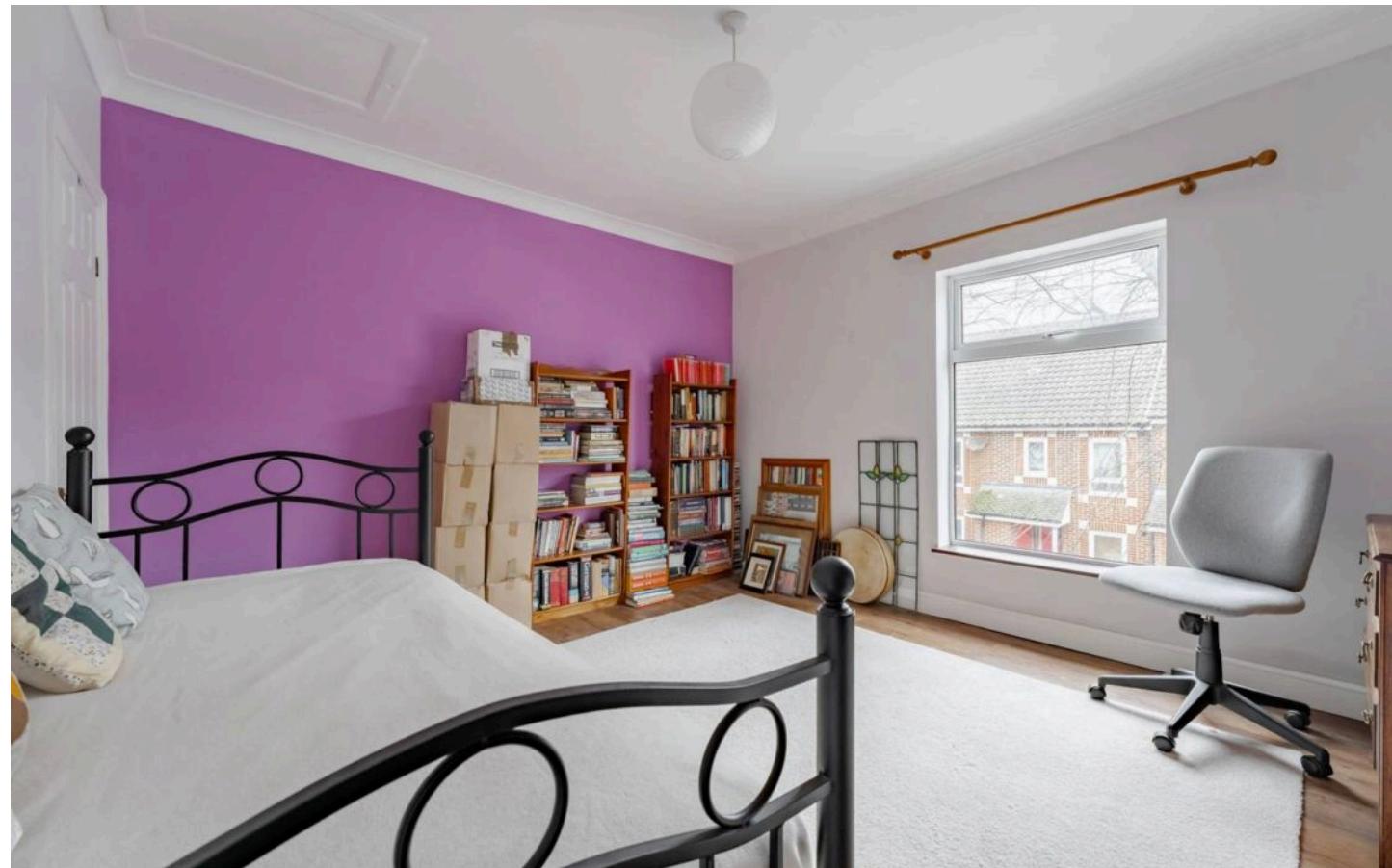
Situated on a highly sought-after road just to the north of Norwich city centre, this attractive Victorian terraced home offers spacious and well-proportioned accommodation arranged over two floors. The property is well presented throughout and benefits from gas fired central heating and double glazing, making it both characterful and comfortable for modern living.

Offered with no onward chain, this is an ideal opportunity for a range of buyers including first-time purchasers, professionals, or investors.

The ground floor provides two generous reception rooms, offering flexible living and dining space with the traditional layout expected of a Victorian terrace. To the rear is a galley-style kitchen, recently replaced along with the bathroom, providing practical and efficient use of space.

The bathroom is also located to the rear of the property, completing the ground floor accommodation.

Upstairs, the property continues to impress with two spacious double bedrooms, both well-sized and filled with natural light. A third box room adds further versatility and would be ideal for use as a nursery, home office, ensuite dressing room, or walk-in wardrobe, depending on the buyer's needs.



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Externally, the property benefits from an enclosed south-facing rear garden, providing a private outdoor space that enjoys plenty of natural sunlight throughout the day. The garden is non-bisected, a particularly attractive feature for terraced properties of this style. On-road parking is available to the front of the property.

Further improvements include a new kitchen, new bathroom, and a new roof, adding peace of mind for prospective buyers. Located within easy reach of Norwich city centre, local amenities, and transport links, this well-maintained home combines period charm with modern updates in a highly desirable location.

Agents Note

This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.

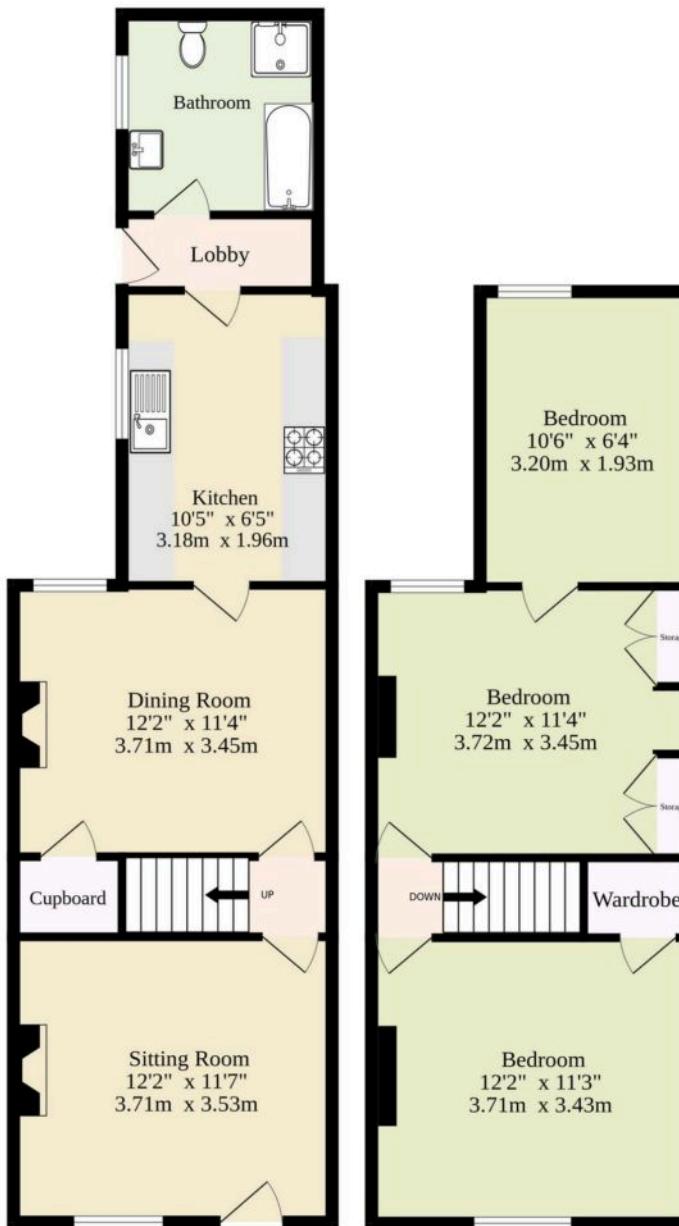
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



Ground Floor
432 sq.ft. (40.1 sq.m.) approx.

1st Floor
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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*
Senior Sales Progressor



Meet *Tristan*
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