



95 Bowers Avenue, Norwich

Norwich



Minors & Brady

95 Bowers Avenue

Set in the popular NR3 area of Norwich, this renovated first-floor flat offers stylish, move-in-ready living. The property has been updated throughout, creating a fresh and modern feel that will appeal to first-time buyers and investors alike. Inside, you'll find a bright and spacious lounge/diner alongside a contemporary fitted kitchen designed for everyday practicality. Two well-proportioned bedrooms provide flexible living space, complemented by a sleek, updated bathroom. The layout is both functional and comfortable, making it easy to settle in straight away. With local amenities and transport links close by, this is a smart and convenient place to call home.

- Stylishly renovated first-floor flat
- Located in the highly sought-after NR3 area of Norwich
- Bright and spacious lounge/diner ideal for relaxing or entertaining
- Contemporary fitted kitchen with modern units and finishes
- Two well-proportioned and versatile bedrooms
- Modern bathroom with updated fittings and shower over bath
- Move-in-ready condition throughout
- Access to well-maintained communal gardens
- Excellent access to local amenities, shops, and transport links
- Ideal for first-time buyers or investment opportunity





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95 Bowers Avenue

The Location

Bowers Avenue in Norwich offers a convenient and well-connected setting just a short distance from the city centre. The area strikes a nice balance between everyday practicality and easy access to Norwich's historic charm, with a range of local shops, cafés, and amenities close by.

Residents can comfortably walk to nearby conveniences including Asda, David Lloyd, and the Sweet Briar retail area, making day-to-day living straightforward. There are also regular bus routes nearby, providing quick and easy access into the city centre within minutes, which is ideal for both commuters and those who enjoy everything Norwich has to offer.

For those who enjoy the outdoors, Wensum Park and Waterloo Park are both within easy reach, offering green open spaces perfect for walking, relaxing, or spending time with family. The area is also well-suited to families, with a number of well-regarded schools nearby.

Overall, Bowers Avenue provides a practical, well-located base that appeals to a wide range of buyers, from professionals to growing families, thanks to its strong transport links and excellent local amenities.



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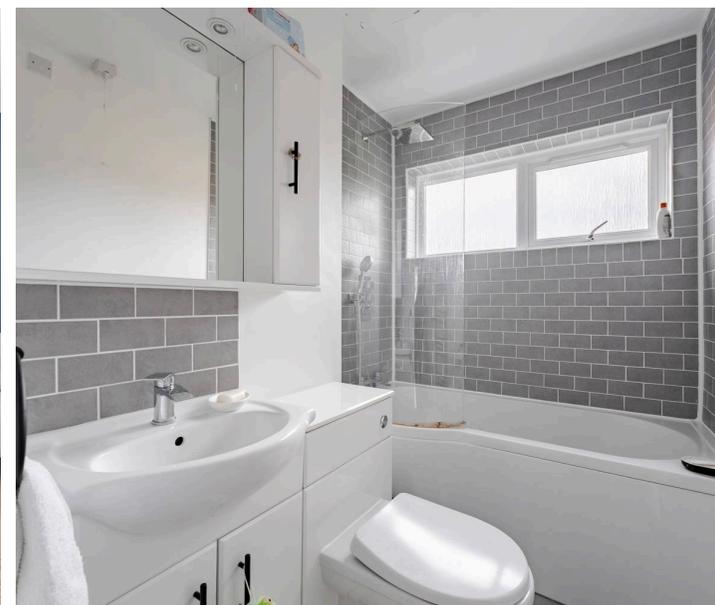
95 Bowers Avenue

Bowers Avenue, Norwich

Situated in the ever-popular NR3 district of Norwich, this beautifully refurbished first-floor flat offers an excellent opportunity for buyers seeking a stylish home in a well-connected and vibrant neighbourhood. Having been thoughtfully renovated throughout, the property presents a fresh, contemporary feel while maintaining a practical layout suited to modern living. Its position within easy reach of the city centre makes it particularly appealing for those wanting both convenience and a sense of community.

The accommodation is accessed via a staircase leading to the first floor, where a welcoming entrance hall provides access to all principal rooms. The heart of the home is a generously proportioned lounge and dining area, filled with natural light from large windows, creating a bright and comfortable space ideal for relaxing or entertaining. The adjoining kitchen has been fitted with a range of modern units and work surfaces, offering both functionality and a clean, streamlined finish, with ample room for everyday appliances.

There are two well-sized bedrooms, each offering flexibility for a variety of uses, whether as sleeping accommodation, a home office, or guest space. The main bedroom benefits from built-in storage, enhancing practicality without compromising on space, while the second bedroom is equally well-presented and versatile. The bathroom has been updated in a contemporary style, featuring a bath with shower over, modern fittings, and a neat, polished finish.



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Externally, residents can enjoy access to maintained communal gardens, providing a pleasant outdoor setting. Overall, this is a home that has been carefully improved to a high standard, offering a move-in-ready option for those looking to step onto the property ladder or invest in a well-located Norwich property.

Agents Note

This property will be sold leasehold, with 100 years remaining on the lease.

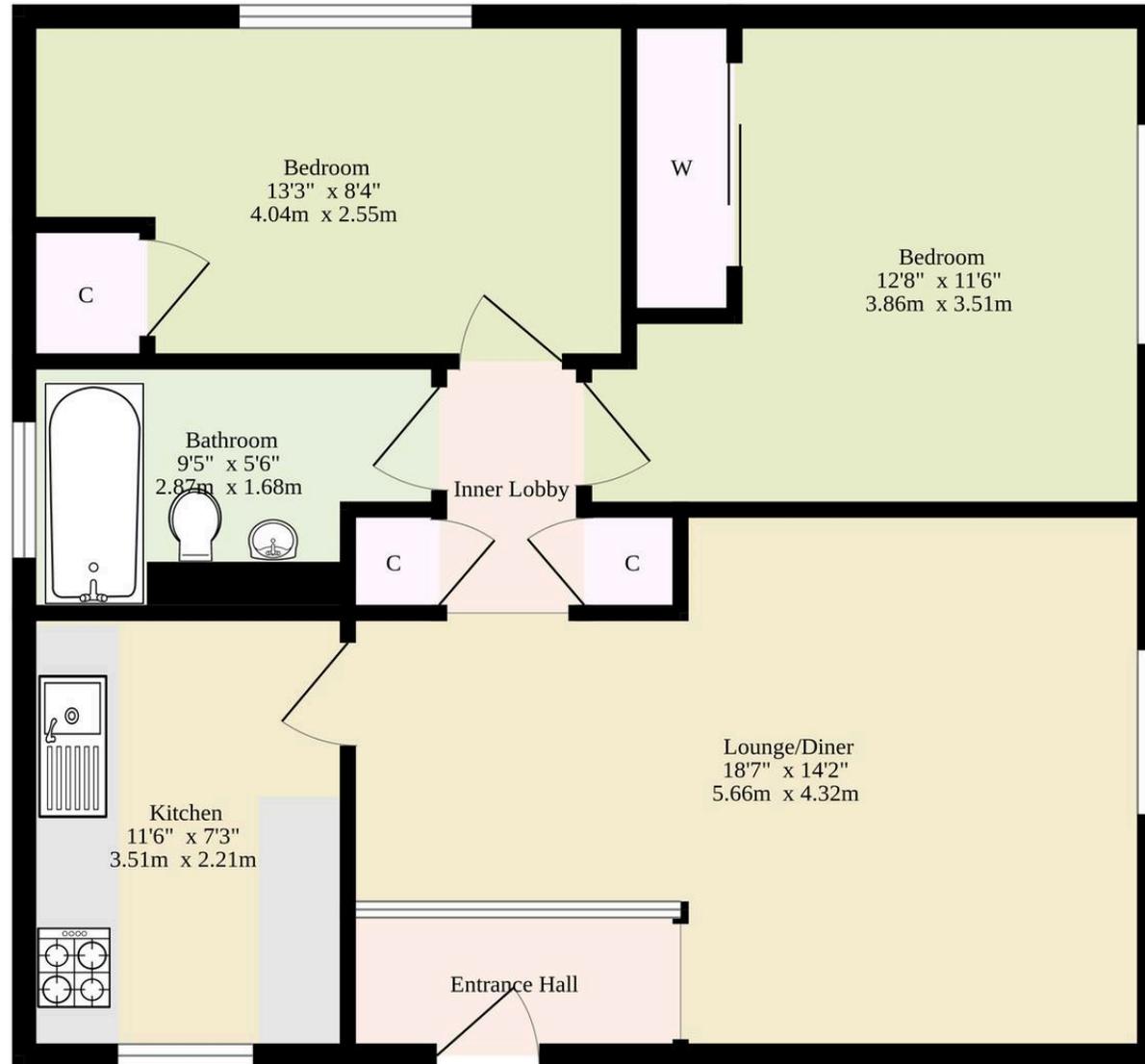
Ground rent: £10 paid annually.

Maintenance: £450 paid annually.

All buyers of leasehold properties are advised to carry out their own research into parking availability in the area to ensure it is suitable.



714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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