



Zone P
Permit
holders
only
Mon-Sat
8 am - 6.30 pm

66 Avenue Road, Norwich

Norwich



Minors & Brady

66 Avenue Road

This well-presented three-bedroom mid-terrace home offers a spacious and practical layout suited to modern living. A bright front lounge flows through to a separate dining room, creating flexible space for both everyday life and entertaining. The kitchen is well-equipped with ample storage and workspace, while a ground floor bathroom adds convenience. Upstairs, three well-proportioned bedrooms provide versatility for families, guests or home working. The generous, non-bisected rear garden is a standout feature, offering a private and usable outdoor space. Further potential exists for a loft conversion (subject to permissions), making this a home with room to grow. Overall, it's a solid, well-maintained property in a consistently popular location.

- Long leasehold with option to purchase the freehold, with cost deductible from the agreed sale price
- Well-presented three-bedroom mid-terrace home
- Spacious and well-balanced internal layout
- Bright front lounge with separate dining room
- Modern fitted kitchen with ample storage and workspace
- Ground floor family bathroom for added convenience
- Three well-proportioned and versatile bedrooms
- Generous, non-bisected rear garden offering excellent outdoor space
- Low-maintenance front garden creating an attractive approach
- Potential for loft conversion (subject to necessary permissions)





M&B

Mirrors & Brady

66 Avenue Road

The Location

Set in the vibrant heart of Norwich, Avenue Road, NR2, enjoys a sought-after position within the ever-popular Golden Triangle. Just a short walk from the city centre, the location offers a practical balance between lively urban surroundings and day-to-day convenience.

The area is well known for its mix of independent shops, cafés, and pubs, many of which are concentrated along nearby Unthank Road and Earlham Road. Residents have easy access to green spaces such as Plantation Garden, a restored Victorian garden ideal for quiet walks, while Heigham Park is also within reach for more open recreational space.

Public transport is reliable, with regular bus services running along the main roads into the city centre and towards the University of East Anglia and the Norfolk & Norwich University Hospital. Norwich railway station is accessible by bus, cycle, or a longer walk, offering direct routes to London and Cambridge.

Everyday amenities, including supermarkets, bakeries, and convenience stores—are all close by, making the area well-suited for daily living without reliance on a car. Overall, Avenue Road provides a well-connected and established residential setting within one of Norwich's most consistently in-demand neighbourhoods.



M&B

66 Avenue Road

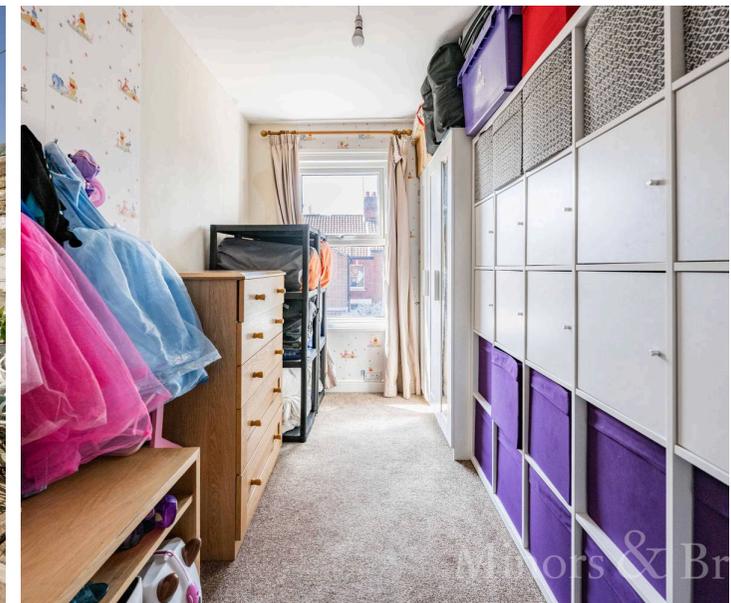
Avenue Road, Norwich

This beautifully presented three-bedroom mid-terrace home offers a generous and well-balanced layout, ideal for families, first-time buyers or those looking to upsize. The property has been thoughtfully maintained, combining a clean, modern interior with a practical flow throughout.

The ground floor opens into a bright and inviting lounge, providing a comfortable space to relax and unwind. This leads through to a separate dining room, creating a versatile second reception area that works perfectly for entertaining, family meals or even a home office setup if required.

To the rear, the well-equipped kitchen is fitted with modern wall and base units, offering good storage and workspace, along with room for appliances. The ground floor is completed by a family bathroom, conveniently positioned and easily accessible.

Upstairs, the property offers three well-proportioned bedrooms. Each room provides flexibility for a range of uses, whether as bedrooms, guest space or home working areas. The layout also presents clear potential for further enhancement, with scope for a loft conversion (subject to the necessary permissions), allowing buyers to add additional living space and long-term value.



66 Avenue Road

Externally, the property continues to impress. The front garden is low maintenance, creating a neat and welcoming approach. To the rear, the enclosed garden is a standout feature, generous in size and notably non-bisected, providing a continuous and private outdoor space. Mainly laid to lawn and complemented by established plants and shrubs, it offers an ideal setting for entertaining, relaxing or family use.

The property is offered with a freehold that can be effectively secured if desired, presenting an attractive option for buyers looking for long-term ownership and control.

Overall, this is a well-presented home with strong potential, a practical layout and a particularly appealing garden space—making it a great opportunity for a wide range of buyers.

Agents Note

The property is currently offered on a leasehold basis with approximately 871 years remaining. The vendors hold full details relating to the lease and are happy to provide this information to any prospective buyer upon request.

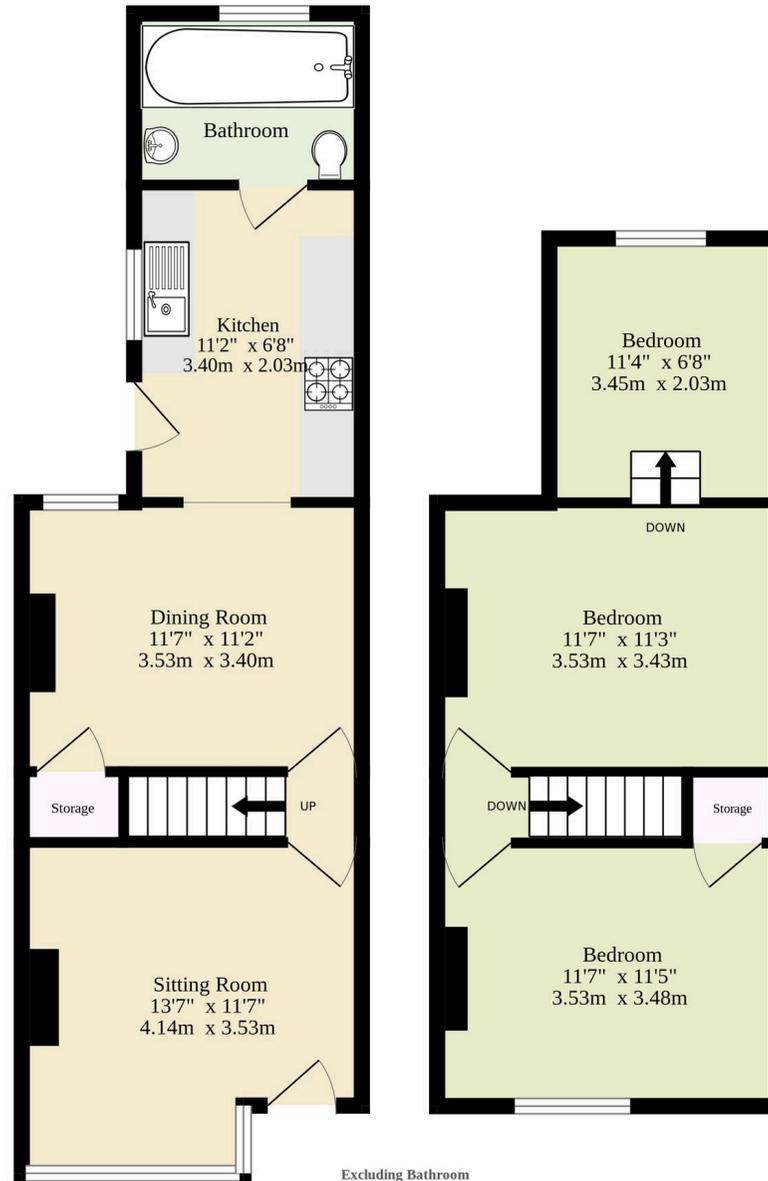
There is also the option to purchase the freehold with ease, and the cost can be deducted from the agreed sale price. All relevant information regarding this process can be made available to the buyer as needed.

Connected to mains water, electricity, gas and drainage.



Ground Floor
367 sq.ft. (34.1 sq.m.) approx.

1st Floor
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 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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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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