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TERRACE
WATERLOG
ROAD

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47 Waterloo Road, Norwich
Norwich



Minors & Brady

47 Waterloo Road

This lovely Victorian terrace offers an easy mix of period character and modern comfort, creating a relaxed style of city living. The ground floor moves naturally from a cosy lounge into a flexible dining space, giving you room to unwind or entertain. A smart navy-blue kitchen adds a contemporary edge, pairing good looks with practical storage. The bathroom keeps things fresh and simple with a clean, modern finish. Upstairs, two well-kept bedrooms provide calm, comfortable spaces supported by efficient double glazing and gas central heating. Outside, a neat courtyard garden gives you a low-maintenance spot to enjoy some fresh air. Altogether, it's a welcoming home ideal for first-time buyers or anyone wanting easy, everyday living.

- Charming Victorian mid-terrace with tasteful modern updates
- Cosy lounge and separate dining room offering flexible living space
- Contemporary navy-blue fitted kitchen with quality cabinetry
- Modern ground-floor bathroom with clean, neutral décor
- Two well-proportioned first-floor bedrooms
- uPVC double glazing and gas central heating throughout
- Neatly presented, low-maintenance courtyard garden
- Excellent decorative order and well-arranged accommodation
- Located in the sought-after NR3 area close to Waterloo Park
- Ideal for first-time buyers or buy-to-let investors





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47 Waterloo Road

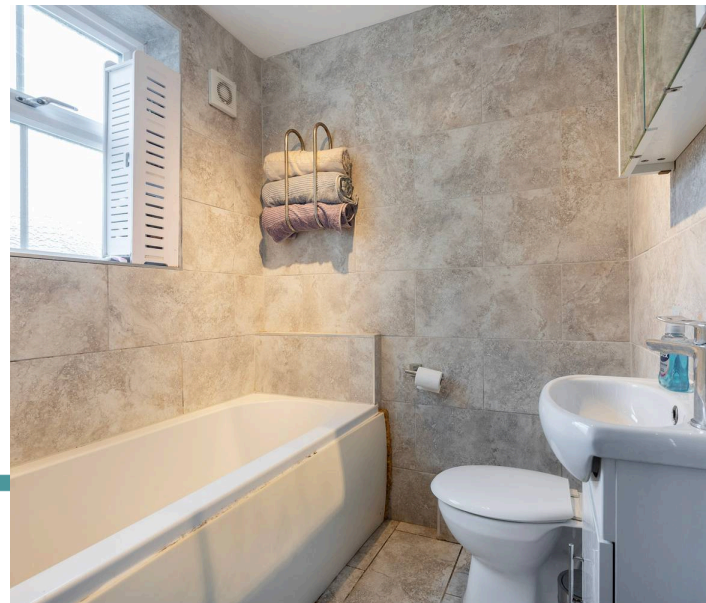
The Location

Set in the popular NR3 postcode just north of Norwich city centre, Waterloo Road sits within a thriving community that delivers convenience with a friendly, village-like atmosphere, ideal for families looking to settle close to the heart of the city.

NR3 is known for its characterful Victorian and Edwardian homes, tree-lined streets, and strong sense of neighbourhood. Families are drawn to the area for its choice of good local schools, regular public transport links, and the abundance of green space right on the doorstep. Waterloo Park is a real highlight, a beautifully maintained park with tennis courts, a café, large open spaces for play, and year-round events. It's a perfect spot for weekend picnics, dog walks, or letting the kids run off some steam.

For daily essentials, there are plenty of independent shops, family-run cafés, and local amenities just a short stroll away, along with several friendly pubs and takeaways. Local favourites like The Artichoke and Urban Lounge offer a relaxed environment for parents to enjoy a coffee or catch up with friends, while still being minutes from home.

The city centre is easily walkable or just a short bus or cycle ride away, opening up access to Norwich's wider shopping centres, cinemas, cultural venues, and leisure facilities. Commuters will also benefit from quick access to Norwich train station and major road routes.



47 Waterloo Road

Waterloo Road, Norwich

This charming two-bedroom Victorian mid-terrace home blends period character with thoughtful modern updates, creating a warm and inviting living space ideal for first-time buyers or buy-to-let investors. Set behind its traditional façade, the property offers well-arranged accommodation and has been maintained to an excellent decorative standard throughout.

The ground floor features a welcoming lounge that retains its classic Victorian feel. The adjoining dining room provides a versatile second reception space, perfect for everyday living or entertaining, while continuing the home's characterful aesthetic.

To the rear sits a beautifully presented, modern fitted kitchen. Finished in a contemporary navy-blue palette, it includes a stylish tiled backsplash, light-coloured worktops, and quality cabinetry that maximises both storage and workspace.

The ground floor also hosts a well-appointed bathroom, fitted with modern fixtures and a clean, neutral décor. A heated towel rail adds a touch of comfort and practicality, complementing the overall contemporary finish.



47 Waterloo Road

Upstairs, the first-floor landing leads to two well-proportioned bedrooms, each offering comfortable accommodation and continuing the home's tasteful presentation. Both rooms benefit from the property's uPVC double glazing and gas central heating, ensuring a warm and energy-efficient environment year-round.

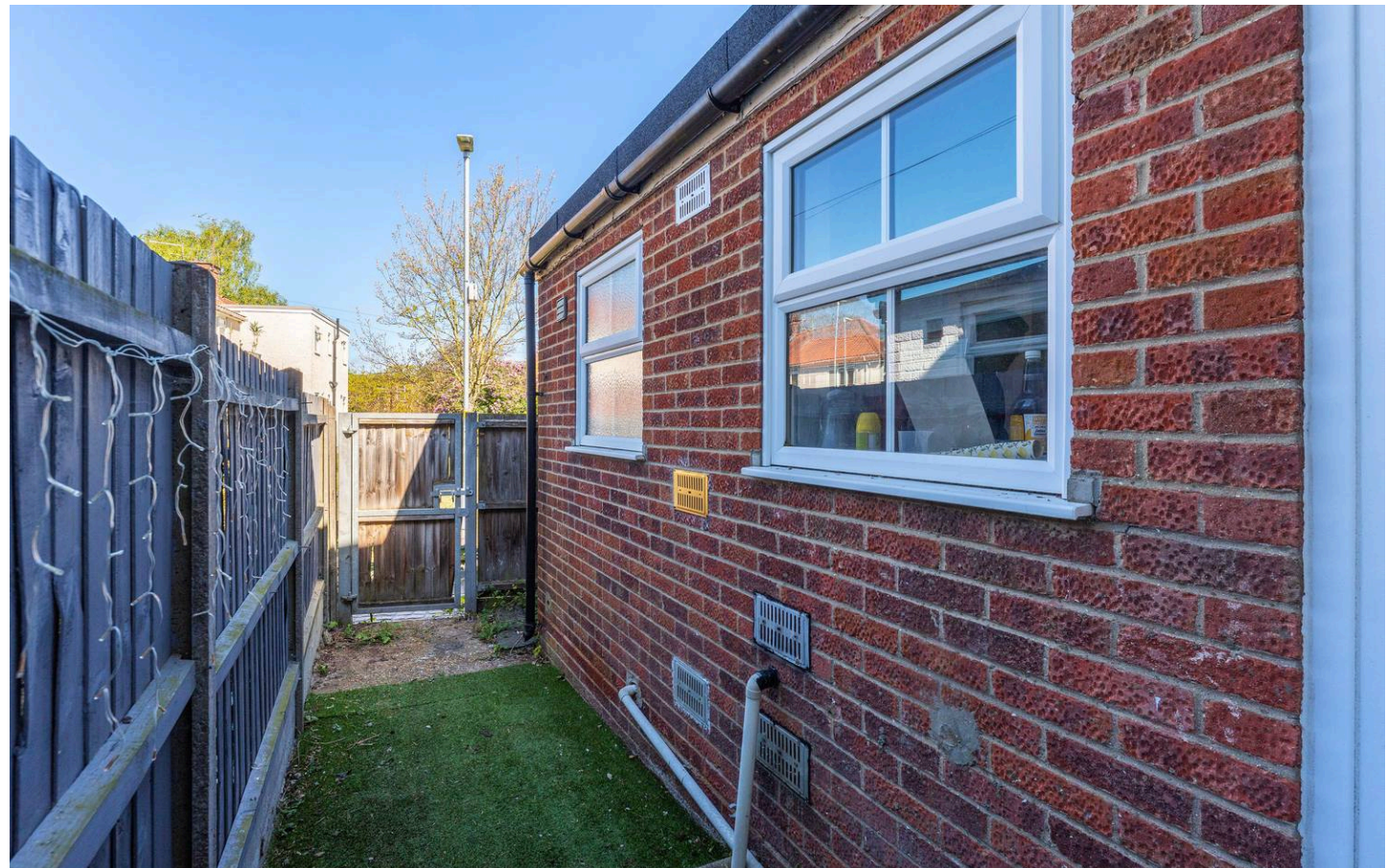
Outside, a small courtyard-style rear garden provides a low-maintenance outdoor space, ideal for relaxing, container gardening, or enjoying a quiet morning coffee.

With its blend of Victorian character, modern upgrades, and excellent decorative order, this property represents a superb opportunity for those seeking a stylish first home or a reliable investment in a popular residential area.

Agents Note

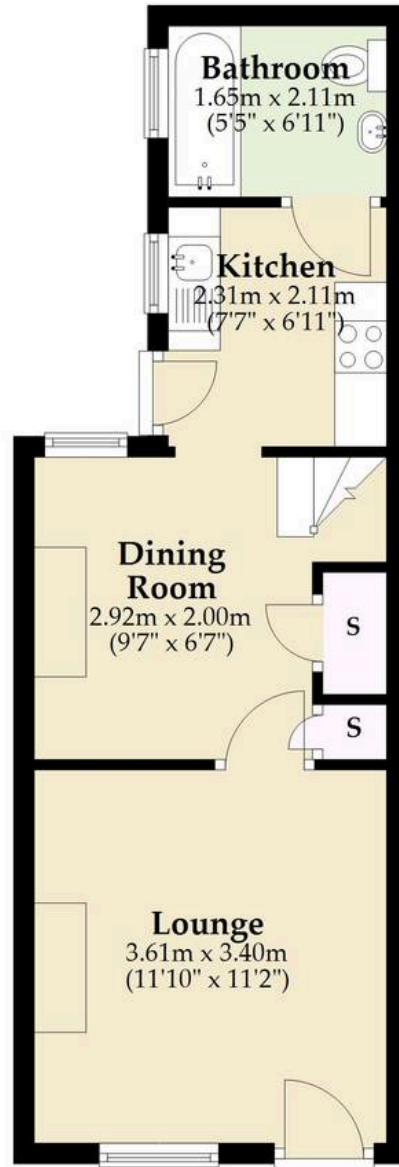
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please note that, as with many city-centre terraced homes, prospective buyers should ensure they are comfortable with the on-street parking arrangements and any related considerations.



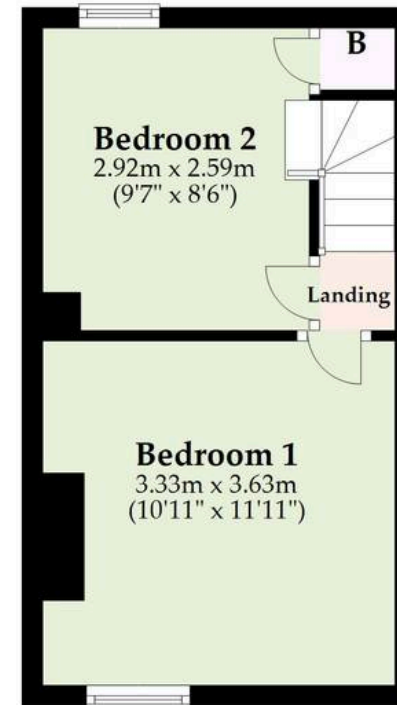
Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



First Floor

Approx. 22.4 sq. metres (241.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)

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.

Plan produced using PlanUp.

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