



85 Charles Avenue, Norwich

Norwich



Minors & Brady

85 Charles Avenue

This charming mid-terrace residence from the 1930s presents an excellent opportunity for buyers eager to personalise a home to their taste. Offered with no onward chain, it allows for a smooth and uncomplicated purchasing process. The interior provides a functional layout that supports both everyday living and entertaining. Two generously proportioned bedrooms and a family bathroom are arranged across the first floor. Outside space includes convenient off-street parking and a private rear garden with scope for enhancement. With key features already in place, the property serves as a strong foundation for modernisation and added value.

- No onward chain for a smoother purchase
- 1930s mid-terrace property
- Two spacious double bedrooms
- Bright and comfortable living room
- Open-plan kitchen/dining area
- Family bathroom on the first floor
- Useful understairs and airing cupboard storage
- Private rear garden with potential to enhance
- Off-road parking via front driveway
- Double glazing and gas central heating already installed





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85 Charles Avenue

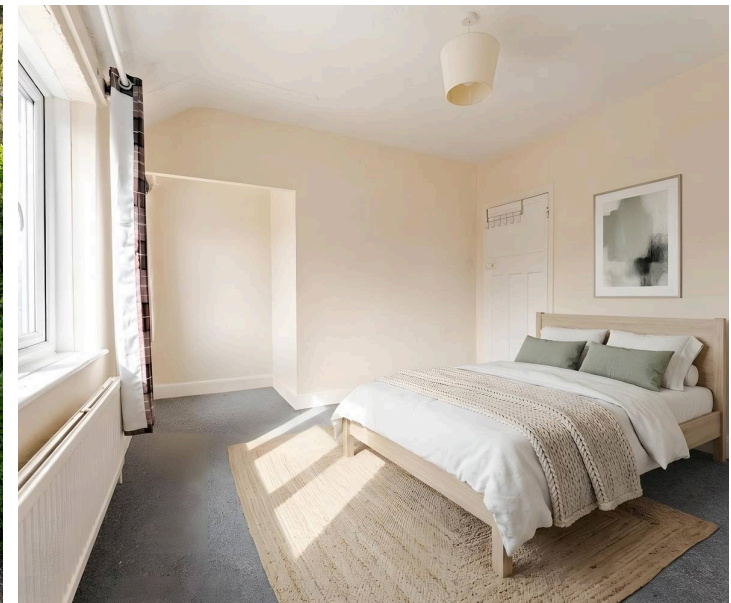
The Location

Thorpe St. Andrew is a highly desirable suburb located just to the east of Norwich city centre, offering a peaceful residential setting while remaining exceptionally well connected. The area is popular with families and professionals alike and is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities.

Residents benefit from a range of everyday amenities close by, with Sainsbury's just a short drive away or even within walking distance for many. For leisure and relaxation, the area is particularly well known for its scenic river walks along the River Yare, ideal for walking, running, or simply enjoying the outdoors. The River Green Pantry is also a short drive away, offering a perfect spot for a light bite to eat or a sweet treat.

Thorpe St. Andrew enjoys excellent transport links, with regular bus services into Norwich city centre and surrounding areas, as well as easy access to the A47 and Northern Distributor Road (NDR) for commuters. The Riverside Retail Park and Riverside Leisure Complex, along with Norwich City Football Club's Carrow Road ground, are also just a short drive away.

Additional local conveniences include Bannatyne Health Club and Spa, Costa Coffee, and a variety of nearby shops and services, making Thorpe St. Andrew an ideal location for those seeking a quieter lifestyle without sacrificing accessibility or amenities.



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Charles Avenue, Thorpe St Andrew

This attractive two-bedroom mid-terrace home, dating from the 1930s, is set in a popular residential area and offers a great opportunity for buyers looking to put their own stamp on a property. With no onward chain, it is particularly well suited to first-time buyers or those seeking a straightforward move.

The ground floor features a welcoming entrance hall that leads into a comfortable living room, which flows through to a kitchen/dining area. This layout creates a practical and sociable space, with the added benefit of understairs storage.

Upstairs, the property offers two well-sized double bedrooms, both accessed from the landing, along with a family bathroom. The main bedroom also includes a useful airing cupboard for additional storage.

Externally, the home benefits from a driveway at the front, providing off-road parking. To the rear, there is a good-sized garden that offers privacy and plenty of potential for landscaping or outdoor entertaining.

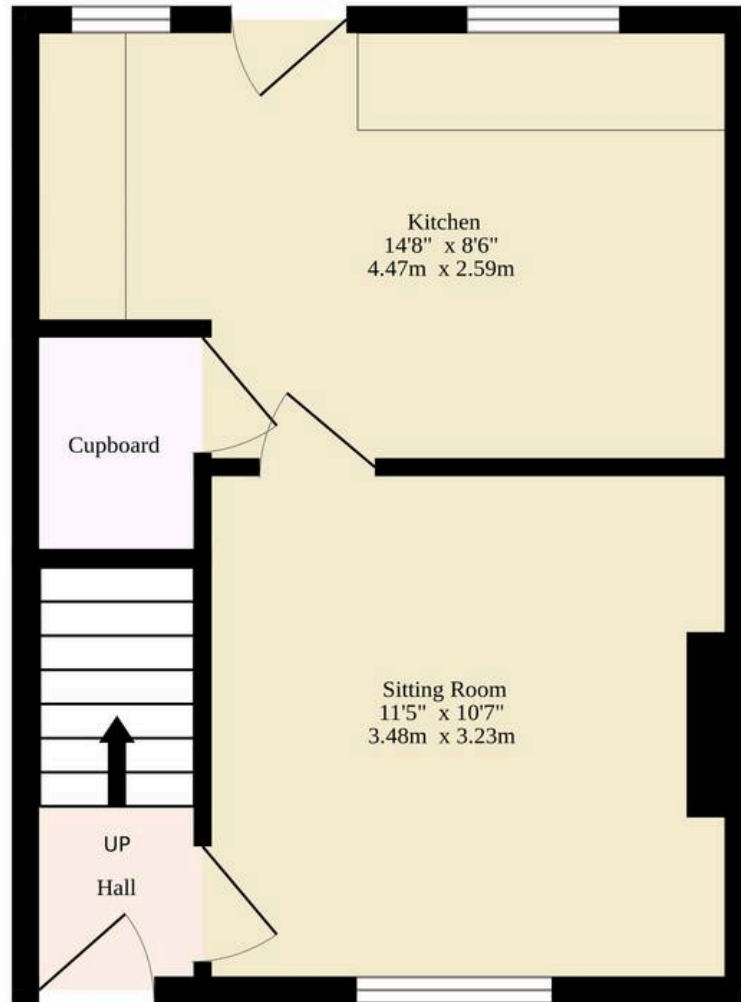
While the property would benefit from some updating, it already includes double glazing and gas central heating, making it a solid base for improvement. Overall, this is a home with great potential in a desirable location, ready to be transformed to suit modern living.

Agents Note

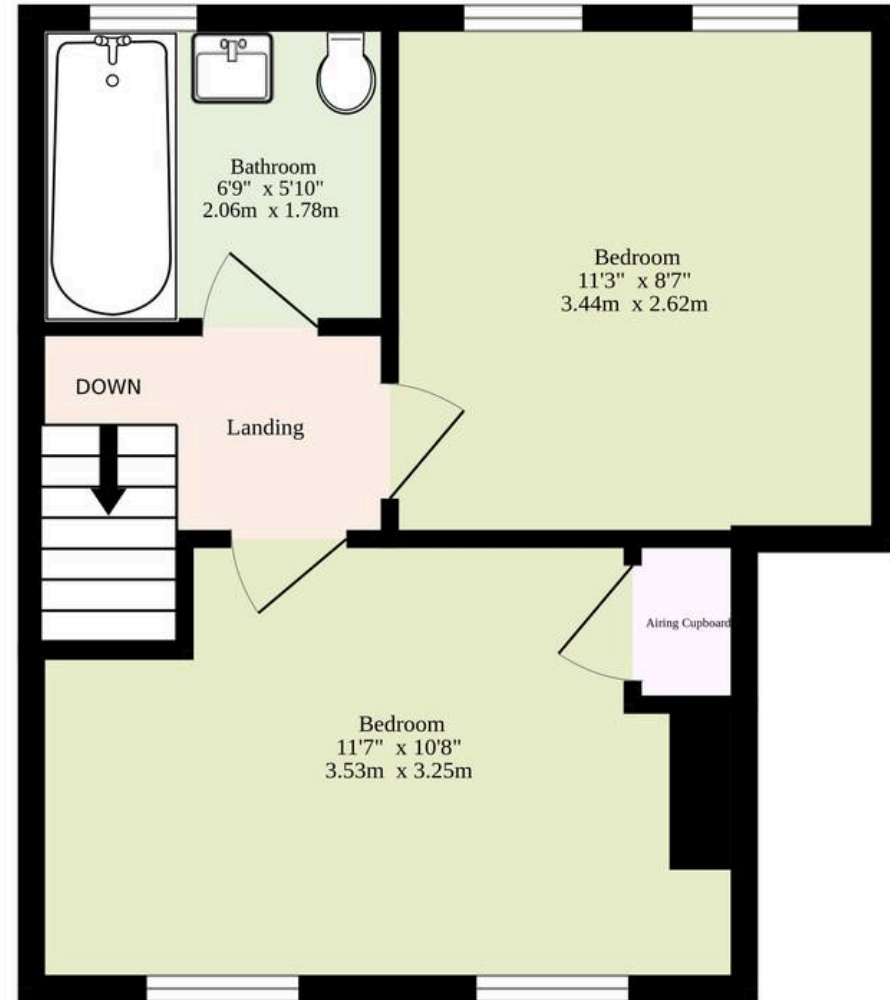
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
259 sq.ft. (24.1 sq.m.) approx.



1st Floor
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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Minors & Brady
Your home, our market



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