



2 Leicester Street, Norwich  
Norwich



## 2 Leicester Street

Norwich, Norwich

Situated in the highly sought-after NR2 district of Norwich, this extended Victorian end-of-terrace home offers well-presented and versatile accommodation arranged over multiple levels. Ideally positioned within easy reach of the city centre, local amenities, cafés and transport links, the property combines character features with modern finishes, making it an appealing option for a range of buyers.

The inclusion of a basement level further enhances the flexibility of the home, while its proven rental potential adds to its overall appeal.



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## 2 Leicester Street

Norwich, Norwich

- Extended Victorian end of terrace home in the sought after NR2 area of Norwich
- Prime location within easy reach of the city centre, local amenities, cafés and transport links
- Spacious and versatile layout including sitting room and separate dining room
- Modern fitted kitchen with integrated appliances and open access to utility space
- Two well proportioned double bedrooms to the first floor
- Additional basement space offering flexible use, ideal as a home office, snug or storage
- Well presented throughout with a mix of character features and modern finishes
- Proven rental potential, ideal for investors or those seeking a city based home

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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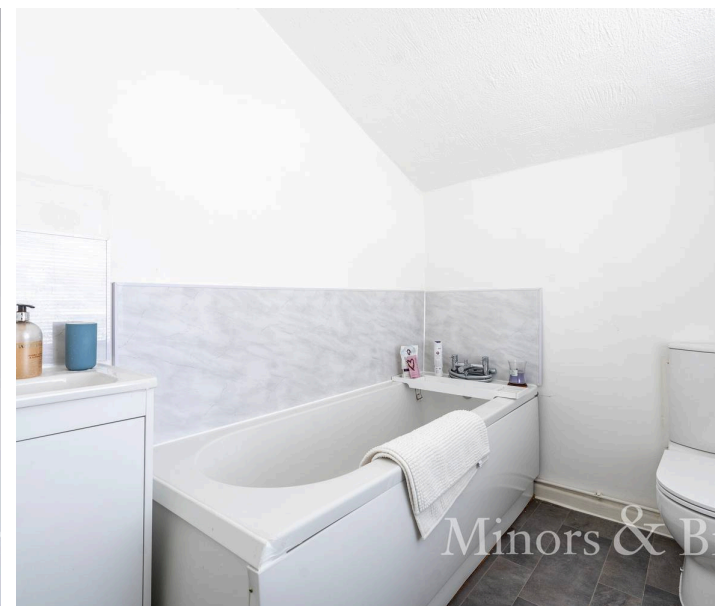
### Location

Situated in the highly regarded NR2 area of Norwich, Leicester Street offers a prime city setting within easy reach of the vibrant Golden Triangle. This sought-after location is known for its characterful streets, independent cafés, pubs, and local shops, along with convenient access to supermarkets and everyday amenities. Norwich city centre is within walking distance, providing a wider selection of retail, dining, and cultural attractions, including theatres, galleries, and historic landmarks.

The area is well served by public transport and road links, with Norwich railway station offering connections to London and other major cities. There are also a number of well-regarded schools nearby, making this a well-connected and practical location with a strong sense of community and access to everything the city has to offer.

### Leicester Street

The ground floor opens into a welcoming entrance hall leading through to a bright and spacious sitting room, complemented by a separate dining room which provides an excellent space for everyday living or entertaining. The dining area flows into a modern fitted kitchen, complete with a range of wall and base units, integrated appliances and access to a useful utility area. Also located on the ground floor is a contemporary bathroom fitted with a modern suite.



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To the first floor, the property offers two well proportioned double bedrooms. The principal bedroom benefits from its own en suite bathroom, creating a comfortable and private space, while the second bedroom is served by the main ground floor bathroom.

A standout feature of the home is the basement level, currently used as an additional reception space. This adaptable area could suit a variety of uses including a home office, snug or hobby room, depending on individual needs.



Basement  
111 sq.ft. (10.3 sq.m.) approx.

Ground Floor  
353 sq.ft. (32.8 sq.m.) approx.

1st Floor  
220 sq.ft. (20.4 sq.m.) approx.



Sqft Excludes Hall, Rear Lobby And Landing

TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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