



36 Albany Road, Norwich

Norwich

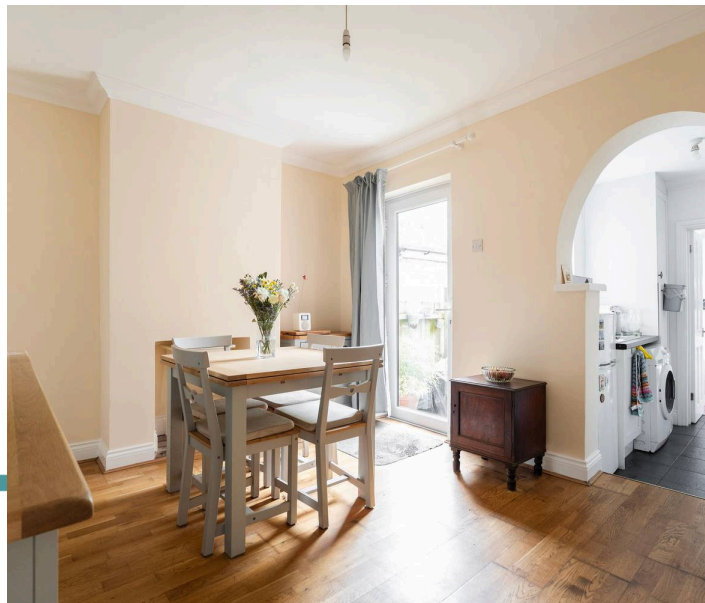


Minors & Brady

36 Albany Road

A characterful Victorian home offering flexible living across two floors, set within a quiet no through road. This well-arranged property combines period charm with practical spaces suited to modern lifestyles. The ground floor features two reception rooms, creating a versatile layout for both relaxing and dining. Upstairs, two bedrooms are complemented by additional accommodation across the upper level, including an en-suite, adding further flexibility. A standout feature is the impressive rear garden, offering a generous outdoor space ideal for a variety of uses. Offered with no onward chain, this home presents an excellent opportunity in a convenient residential setting.

- Characterful three-bedroom Victorian end-terrace home
- Two well-proportioned reception rooms
- En-suite bathroom to the upper floor
- Ground floor bathroom for added convenience
- Quiet no through road location
- Generous and well-sized rear garden
- Period features including fireplace and chimney breast
- Flexible layout suited to a range of buyers
- Offered with no onward chain





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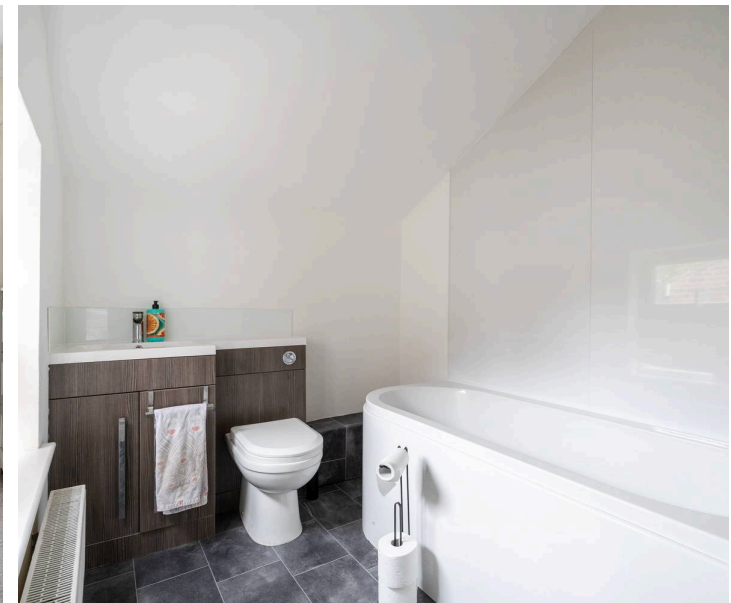
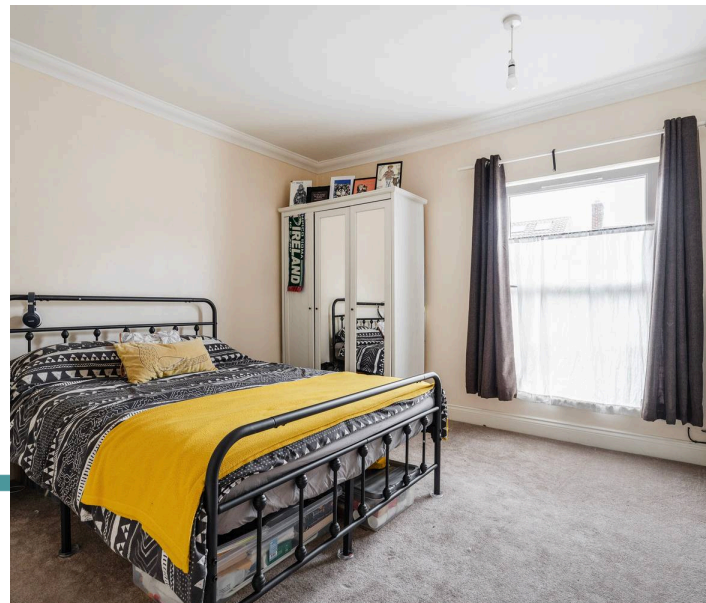
36 Albany Road

The Location

Albany Road is situated in a popular and well-established residential area of Norwich, offering convenient access to a wide range of local amenities. Within comfortable walking distance are everyday shops, cafés, schools, and essential services, making the location practical for daily living. The city centre is easily reached by car, regular bus services, or by cycling routes, providing flexible travel options for commuters and leisure trips alike.

Nearby shopping facilities, including supermarkets and leisure amenities, cater well to day-to-day needs, while Anglia Square is close at hand for additional retail and services. Residents also benefit from access to green spaces, with Mousehold Heath located nearby, offering an extensive area for walking, exercise, and outdoor recreation.

Norwich's historic city centre is just a short journey away and provides a vibrant mix of cultural attractions, restaurants, cafés, and independent and high-street shopping. The area is well served by public transport links connecting to wider Norwich and surrounding areas, alongside good road access for straightforward travel further afield. Proximity to healthcare facilities, gyms, and community services further adds to the appeal, creating a balanced and convenient setting for a wide range of residents.



36 Albany Road

Albany Road, Norwich

This three-bedroom Victorian end-terrace home offers well-arranged accommodation across two floors and is positioned within a no through road, providing a quieter residential setting. The property is available with no onward chain, making it an attractive option for a range of buyers.

The ground floor comprises a welcoming lounge featuring an exposed brick chimney breast and fireplace, creating a focal point to the room. An inner lobby provides access to the first floor, while the separate dining room offers a practical space for both everyday use and entertaining, with direct access leading out to the rear garden.

The kitchen is fitted with a range of units and work surfaces, incorporating space for appliances, and is complemented by a ground floor bathroom fitted with a bath, shower over, wash hand basin and WC.

To the first floor, there are two well-proportioned bedrooms accessed from the landing, each benefiting from natural light and built-in storage where applicable. The accommodation continues where an en-suite bathroom is located, providing additional convenience and flexibility within the home.

Externally, the property benefits from a notably generous rear garden, offering a substantial outdoor space that is well suited for a variety of uses and must be viewed to be fully appreciated.

Agents Note

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



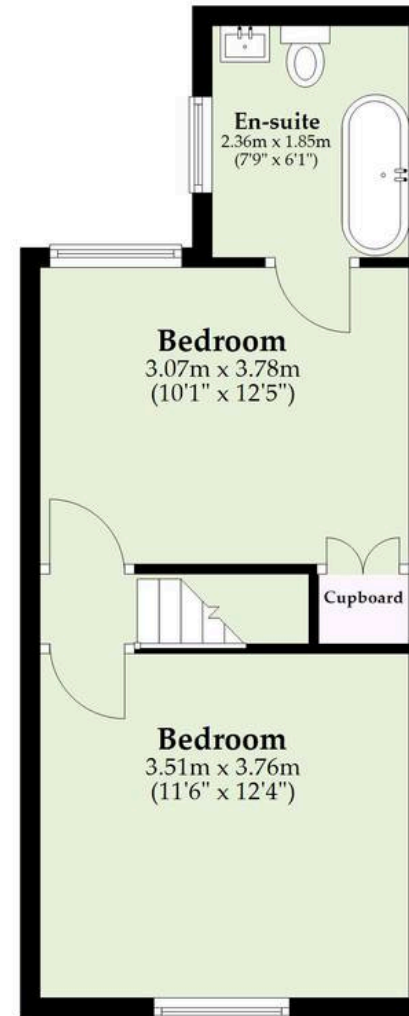
Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 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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