



19 Waterloo Park Avenue, Norwich
Norwich



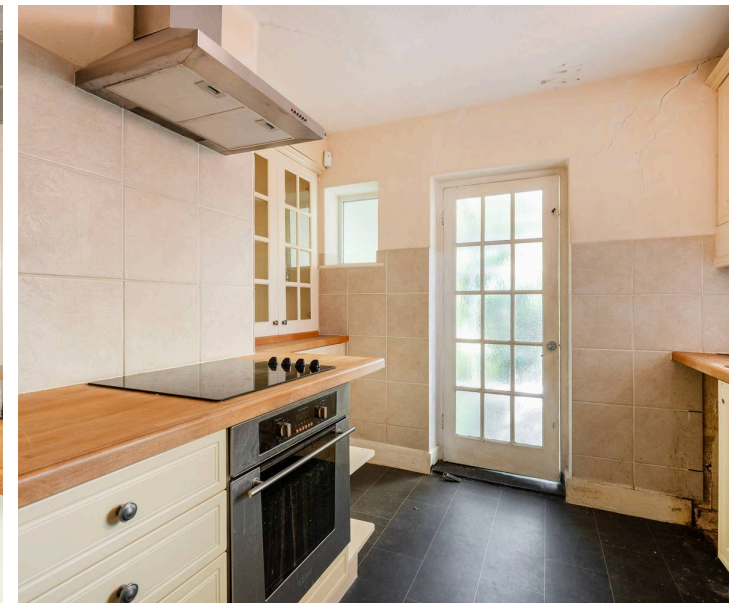
Minors & Brady

19 Waterloo Park Avenue

Norwich, Norwich

Situated in a popular and well-connected part of NR3, this two-bedroom semi-detached home offers a fantastic opportunity for buyers looking for a property they can move into while still having the freedom to personalise over time.

Within walking distance of Norwich city centre and a range of local amenities, the location is a real highlight, making it ideal for both everyday convenience and long-term investment. The home is well-maintained, yet still provides a blank canvas for those wanting to update finishes and make it their own.



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Norwich, Norwich

- Two bedroom semi detached home positioned in a popular and well connected NR3 location
- Offered with no onward chain, ideal for a smooth and straightforward purchase
- Excellent opportunity to update and modernise, allowing buyers to add value and personalise the home
- Spacious living room featuring a bay window, creating a bright and comfortable main reception space
- Fitted kitchen with access into a conservatory, providing additional living or dining space overlooking the garden
- Two well proportioned bedrooms to the first floor, both offering good natural light and practical layouts
- Family bathroom positioned off the landing, serving both bedrooms
- Enclosed rear garden providing a private and manageable outdoor space
- Garage and driveway offering off road parking and additional storage options
- Within walking distance of Norwich city centre, local amenities and transport links



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Location

Situated to the north of Norwich city centre, Waterloo Park Avenue enjoys a well-established residential setting with excellent access to a wide range of amenities. The area is well served by local shops, cafés, supermarkets, and schooling options, while regular public transport links provide easy routes into the city centre and surrounding areas. Norwich itself offers an extensive selection of retail, dining, and cultural attractions, along with healthcare facilities and leisure options.

Waterloo Park is just a short distance away, providing open green space, recreational facilities, and pleasant walking routes. The location also offers convenient access to major road links, including routes out towards the Norfolk Broads and the North Norfolk coast, making it well placed for both everyday living and exploring the wider area.

Waterloo Park Avenue

Stepping inside, the entrance hall leads through to a spacious living room positioned to the front, where a bay window brings in plenty of natural light and creates an inviting main reception space. The main rooms benefit from wooden flooring, adding warmth and continuity throughout the living areas.



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To the rear, the kitchen offers a practical layout with access into the conservatory, which extends the ground floor and provides additional space for dining or relaxing while overlooking the garden. A ground floor WC adds further convenience.

Upstairs, two well proportioned bedrooms are arranged off the landing, both offering comfortable accommodation and good natural light. The family bathroom is also located on this level and serves the home effectively, with scope for future updating if desired.

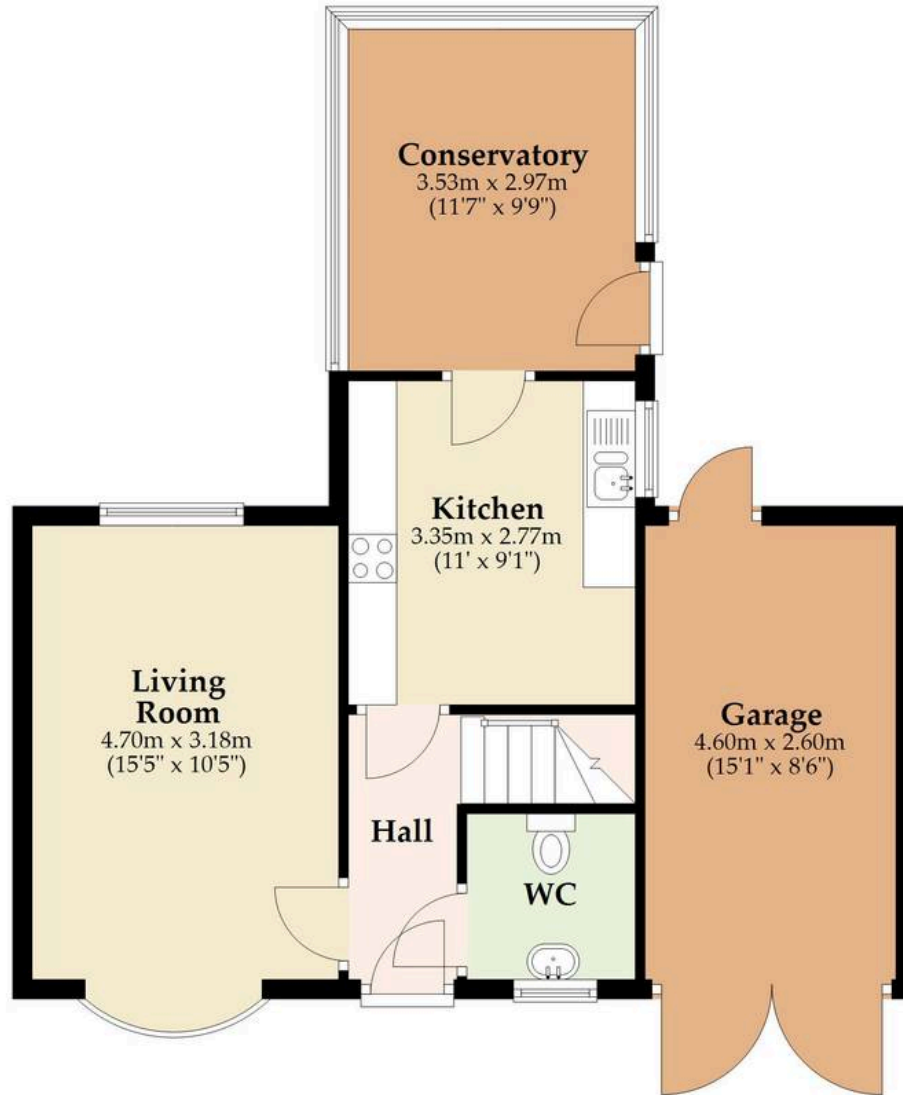
Externally, the rear garden is enclosed and provides a private outdoor space that can be adapted to suit a variety of lifestyles. A garage and driveway offer off road parking and additional storage. With its solid layout, appealing features already in place and clear potential to personalise, this is a home that offers both immediate comfort and exciting possibilities for the future.



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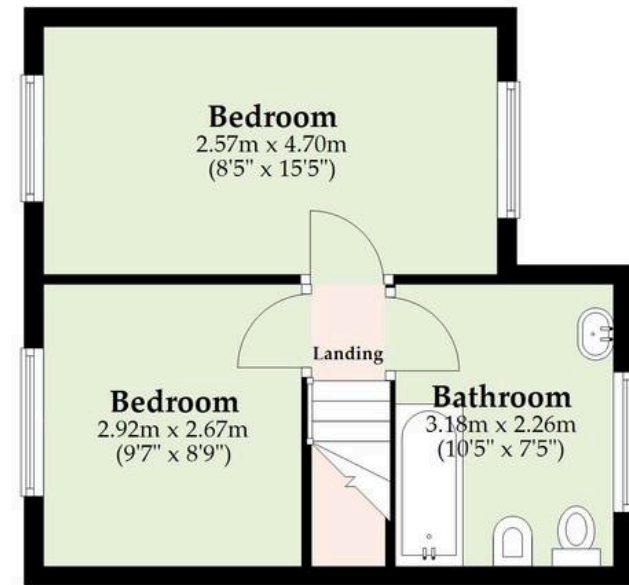
Ground Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.6 sq. feet)

Sqft excludes hall, landing and garage.

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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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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