



8 Buckingham Road, Norwich

Norwich

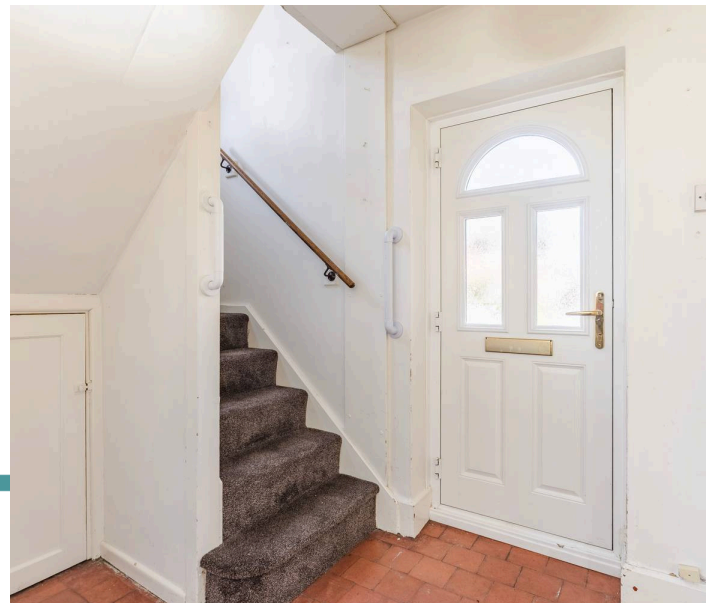


£270,000  
Minors & Brady

## 8 Buckingham Road

Set on the sought-after Buckingham Road, this solid three-bedroom home enjoys a quiet position just moments from Eaton Park. The property offers well-balanced accommodation including an entrance hall, a generous sitting and dining room, and a separate kitchen, providing a practical and comfortable layout. Upstairs are three well-proportioned bedrooms suitable for family living, guests, or home working. Externally, the home benefits from off-road parking and a large south-facing rear garden. The garden also includes a useful outbuilding incorporating a WC and store, adding valuable external functionality. While the house would benefit from minor cosmetic improvements, it is warm, well insulated, and has well-maintained electrics, making it a dependable home in a highly desirable location.

- Solid three-bedroom home on the sought-after Buckingham Road
- Quiet residential position just moments from Eaton Park
- Entrance hall providing access to ground-floor accommodation
- Large sitting and dining room offering flexible living space
- Separate kitchen with potential for updating
- Three well-proportioned first-floor bedrooms
- Warm and well-insulated house with well-maintained electrics
- Off-road parking
- Large south-facing rear garden
- Useful garden outbuilding with WC and separate store





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## 8 Buckingham Road

### The Location

Buckingham Road in Eaton is widely recognised as one of Norwich's most desirable residential streets, offering a combination of convenience, accessibility, and a high quality of life.

One of the key advantages of Buckingham Road is its proximity to major institutions. The University of East Anglia (UEA) is only a short drive or bike ride away, making the location ideal for academics, students, and university staff. The nearby Norfolk & Norwich University Hospital adds further appeal, offering not only excellent healthcare facilities but also employment opportunities for medical professionals. For families and professionals alike, this combination of educational and healthcare access is highly advantageous.

Buckingham Road also benefits from excellent connectivity to the city centre. Norwich's vibrant city centre, with its wide array of shops, restaurants, cultural attractions, and historic landmarks, is easily accessible via road or public transport. This makes commuting, shopping, dining, and enjoying leisure activities exceptionally convenient for residents. Additionally, the area is well served by local bus routes, cycle paths, and pedestrian-friendly streets, further enhancing its accessibility.

Beyond its practical advantages, Eaton and the surrounding neighbourhoods offer a pleasant living environment with tree-lined streets, well-maintained properties, and a strong sense of community.

Its proximity to key institutions such as the UEA and the Norfolk & Norwich Hospital, easy access to the city centre, and attractive residential setting make Buckingham Road a highly sought-after address for professionals, families, and anyone looking to enjoy a well-rounded and connected lifestyle in Norwich.



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# 8 Buckingham Road

## Buckingham Road, Norwich

Located on the sought-after Buckingham Road in Eaton, this three-bedroom home occupies a quiet residential position just approximately 100 metres from Eaton Park, offering immediate access to one of Norwich's most popular green spaces. The property is solidly constructed and has clearly been well cared for over time, providing a warm and well-insulated living environment.

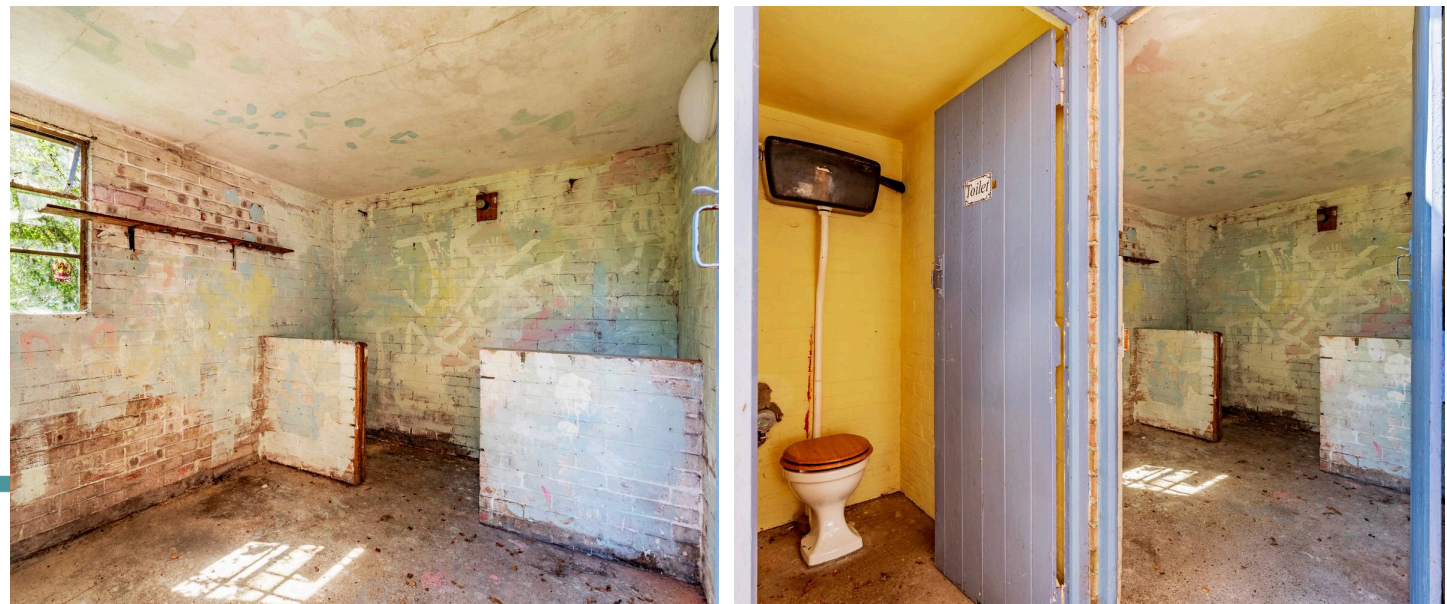
While the house would benefit from some minor cosmetic updating, it offers a strong, dependable structure and a very usable layout that lends itself well to gradual improvement.

The accommodation begins with an entrance hall, which provides access to the ground-floor rooms and gives a practical and welcoming first impression. The main sitting and dining room is a generous, well-proportioned space, offering flexibility for both relaxed living and more formal dining.

Its size allows for a variety of furniture layouts, making it suitable for everyday family use as well as entertaining.

The kitchen sits separately from the main reception room and provides a functional workspace with good natural light and a sensible layout. While the kitchen is perfectly usable in its current form, it presents an opportunity for a buyer to modernise or reconfigure if desired, subject to personal preferences and requirements.

To the first floor are three bedrooms, each offering comfortable proportions suitable for family living, guest accommodation, or home working. These rooms are served by the main bathroom, completing the internal accommodation.



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The property is described as warm and well insulated, and the electrics have been well maintained, offering reassurance from a practical standpoint.

Outside, the house benefits from off-road parking, a valuable feature in this location. To the rear is a large south-facing garden, which enjoys good levels of sunlight throughout the day.

The garden offers ample space for outdoor seating, gardening, or general enjoyment and includes a useful outbuilding incorporating a WC and separate store, providing practical additional facilities for garden use, hobbies, or storage.

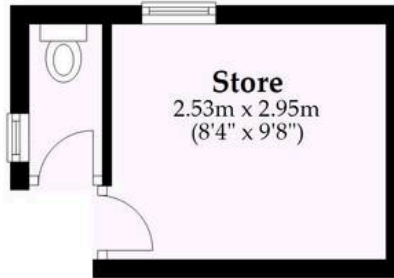
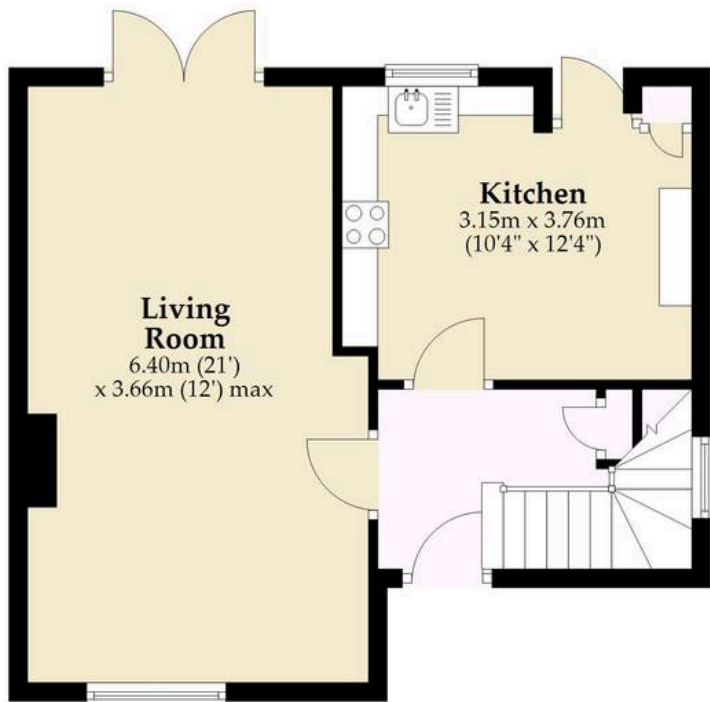
### Agents Note

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

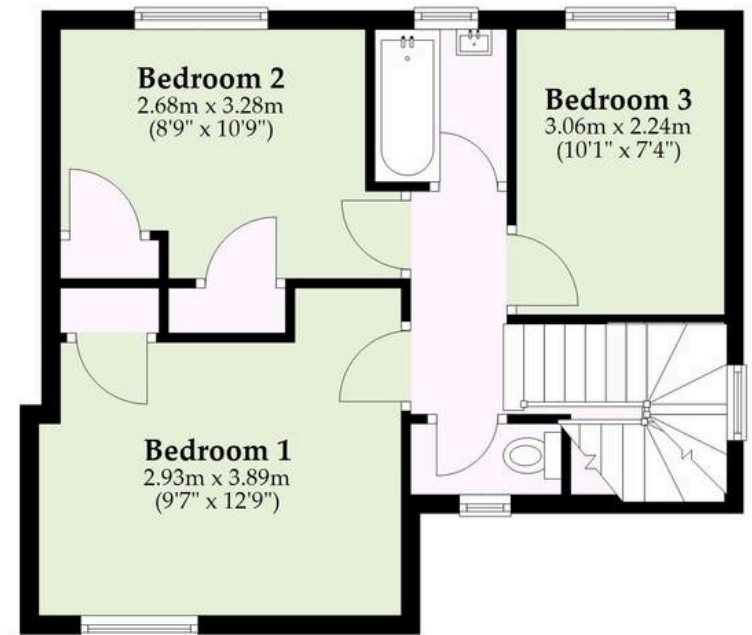
The property has also been AI-staged to provide an illustrative indication of how the home could appear with furniture. This is for guidance purposes only, and all buyers must rely on their own inspections to confirm the property's condition and suitability.



**Ground Floor**  
Approx. 49.7 sq. metres (535.2 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 91.2 sq. metres (982.1 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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