



104 Churchill Road, Norwich

Norwich



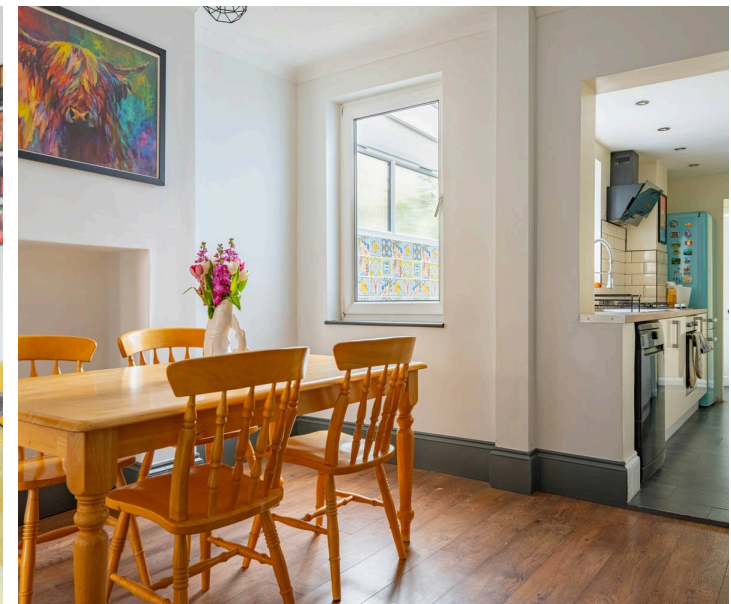
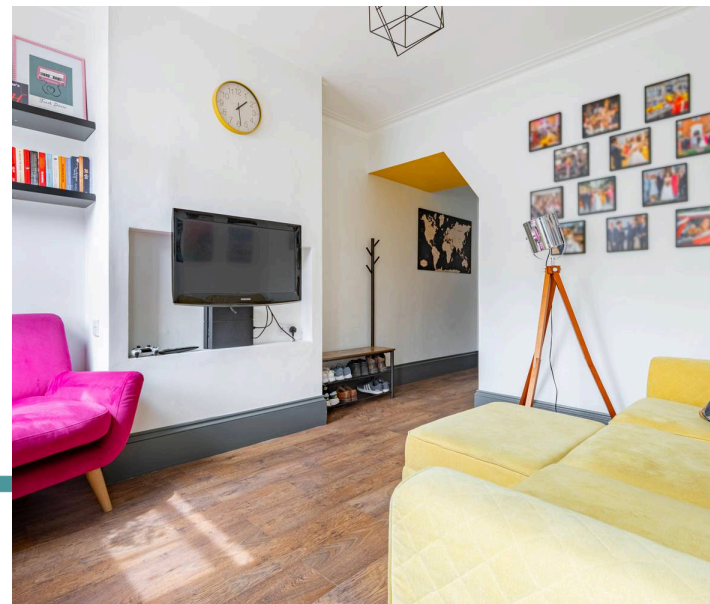
Minors & Brady

# 104 Churchill Road

Norwich

Positioned on a sought-after North City road, this attractive period terrace presents an excellent opportunity for first-time buyers, investors or those looking to enjoy a convenient location within easy reach of Norwich city centre.

Characterful features sit comfortably alongside practical modern updates, including a renovated utility area, ground-floor cloakroom and recent external improvements. With two double bedrooms, a private rear garden and a range of amenities close by, this is a home that offers both comfort and convenience in equal measure.



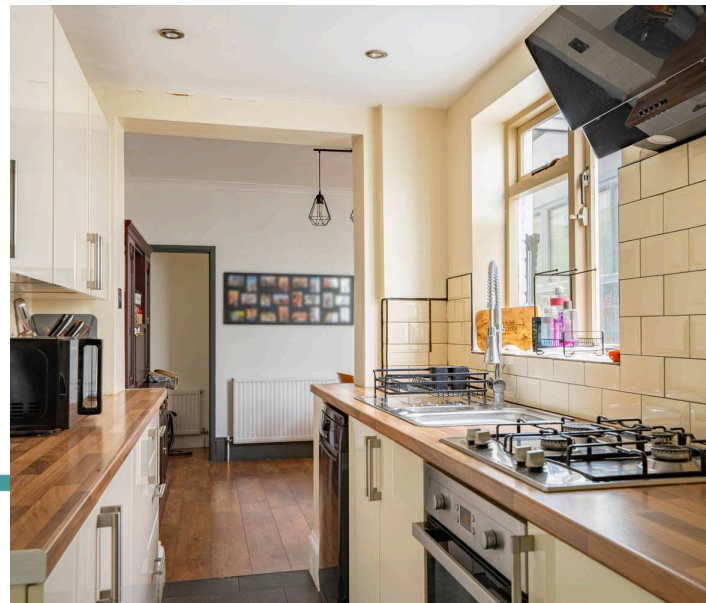
# 104 Churchill Road

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- Guide price: £240,000 -£250,000
- Attractive period terrace positioned on a sought-after North City road
- Generous lounge flowing seamlessly into a separate dining room, ideal for everyday living and entertaining
- Spacious galley kitchen with excellent cupboard storage and worktop space
- Renovated lean-to creating a useful utility area with direct garden access
- Two substantial double bedrooms arranged off the first-floor landing
- Character features including original fireplaces within both bedrooms
- Enclosed rear garden designed for low-maintenance outdoor enjoyment
- Rear elevation recently repointed and repainted
- Resident permit parking available directly outside the property

Council Tax band: A

Tenure: Freehold



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## Location

Located to the north of Norwich city centre, Churchill Road enjoys a convenient position within the popular NR3 area, known for its character, strong community feel, and excellent access to local amenities. A wide range of independent shops, cafés, restaurants, and everyday conveniences can be found nearby, while larger retail and leisure facilities are easily accessible within the city centre. The area is well served by public transport and offers straightforward access to Norwich Railway Station, the Northern Distributor Road, and major routes across the county.

Residents can also enjoy nearby green spaces, including Waterloo Park and Wensum Park, which provide opportunities for walking, recreation, and outdoor leisure. Combining easy access to the city with a wealth of amenities close to hand, NR3 remains one of Norwich's most established and sought-after residential areas.

## Churchill Road

A low-maintenance front garden and pathway lead to the entrance, where you are welcomed into a bright and comfortable lounge. This spacious reception room provides a pleasant space to relax, while the adjoining dining room creates a natural hub for everyday living, family meals or entertaining guests. The layout flows well between the two spaces, giving the property a sociable feel throughout the ground floor.



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Beyond the dining room, the galley kitchen offers more space than you might expect, with generous worktop areas, ample storage and room for all the essentials. To the rear, the former lean-to has been thoughtfully improved to create a useful utility space, adding valuable practicality to the home. A ground floor cloakroom is also positioned at the rear, enhancing day-to-day convenience.

Upstairs, the first floor provides two well-proportioned double bedrooms, both offering comfortable accommodation and retaining original fireplace features that add further character. The rear bedroom benefits from access to the bathroom, which is fitted with a three-piece suite and serves the first-floor accommodation well.

Outside, the enclosed rear garden has been designed for ease of maintenance, providing an enjoyable outdoor space for relaxing, entertaining or container gardening. The rear of the property has also been recently repointed and repainted, offering added reassurance for prospective buyers.



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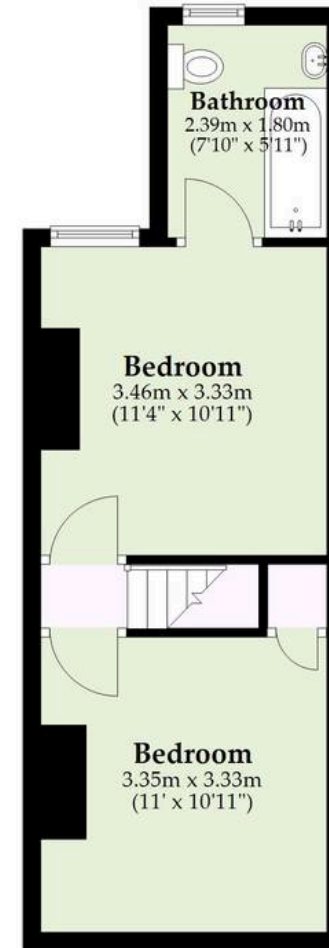
## Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



## First Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.9 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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