



36 Avenue Road, Norwich
Norwich



Minors & Brady

36 Avenue Road

Norwich

A versatile Victorian terrace in the heart of the Golden Triangle, offering character, flexibility and investment potential. Offered with no onward chain, the property is currently arranged to cater towards tenants, with the front sitting room utilised as an additional bedroom. A separate dining room and larger-than-average kitchen provide excellent living space and scope for a variety of layouts. Upstairs, two generous double bedrooms are complemented by a useful third bedroom, ideal as a study, nursery or dressing room. The non-bisected courtyard garden offers a private and low-maintenance outdoor space rarely found in similar properties. Perfectly positioned within sought-after NR2, this charming home will appeal to both owner-occupiers and buy-to-let investors alike.

- Highly sought-after Golden Triangle location
- Offered for sale with no onward chain
- Characterful Victorian terrace full of period charm
- Flexible accommodation currently suited to owner-occupiers or investors
- Bay-fronted reception room with versatile use
- Separate dining room ideal for entertaining
- Larger-than-average fitted kitchen
- Two generous double bedrooms and a third versatile room
- Private non-bisected rear garden
- Within easy reach of Norwich city centre, local amenities, cafés and restaurants



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The Location

Set in the vibrant heart of Norwich, Avenue Road, NR2, enjoys a sought-after position within the ever-popular Golden Triangle. Just a short walk from the city centre, the location offers a practical balance between lively urban surroundings and day-to-day convenience.

The area is well known for its mix of independent shops, cafés, and pubs, many of which are concentrated along nearby Unthank Road and Earlham Road. Residents have easy access to green spaces such as Plantation Garden, a restored Victorian garden ideal for quiet walks, while Heigham Park is also within reach for more open recreational space.

Public transport is reliable, with regular bus services running along the main roads into the city centre and towards the University of East Anglia and the Norfolk & Norwich University Hospital. Norwich railway station is accessible by bus, cycle, or a longer walk, offering direct routes to London and Cambridge.

Everyday amenities, including supermarkets, bakeries, and convenience stores—are all close by, making the area well-suited for daily living without reliance on a car. Overall, Avenue Road provides a well-connected and established residential setting within one of Norwich's most consistently in-demand neighbourhoods.



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Avenue Road, Norwich

Situated within the highly desirable Golden Triangle, this attractive Victorian terrace offers a wonderful opportunity for buyers seeking a characterful home in one of Norwich's most sought-after locations. Offered with no onward chain, the property combines period charm, flexible accommodation and investment potential, making it well suited to owner-occupiers and landlords alike.

The property is entered via an entrance porch which leads into the principal reception room at the front of the house. Currently arranged as an additional bedroom, this versatile space demonstrates the flexibility of the accommodation and reflects the property's recent use in a way that caters well to the rental market.

Buyers seeking a buy-to-let investment may particularly appreciate the existing layout, while those purchasing for their own occupation can easily utilise the room as a traditional sitting room.

Beyond, a separate dining room provides a comfortable and sociable space, ideal for everyday dining, entertaining guests or creating an additional living area. The layout flows naturally through to the kitchen, which is notably larger than many found in similar Victorian terraces. Fitted with a range of storage units and work surfaces, the kitchen offers excellent functionality whilst presenting scope for future enhancement if desired.



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To the rear of the ground floor, a useful lobby provides access to the garden and additional storage, while a well-appointed shower room completes the accommodation on this level.

Upstairs, the property offers three bedrooms arranged from the landing. The two principal bedrooms are both generous doubles, while the third bedroom offers excellent flexibility as a study, nursery, dressing room or occasional guest room. The configuration provides versatile accommodation that can adapt to a range of individual requirements and lifestyles.

Throughout the property, double glazing and gas central heating help provide comfort and practicality, while the traditional Victorian proportions create a sense of character that buyers continue to find appealing.

Outside, the rear garden is a particularly attractive feature. Unlike many terraced properties, it is non-bisected, allowing the entire outdoor space to be enjoyed as one private courtyard-style garden. Laid predominantly to patio for ease of maintenance, it offers an inviting setting for outdoor dining, entertaining or simply relaxing during the warmer months.

Agents Note

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

The rear garden benefits from access via a gated alleyway, together with a right of way across the neighbouring garden.



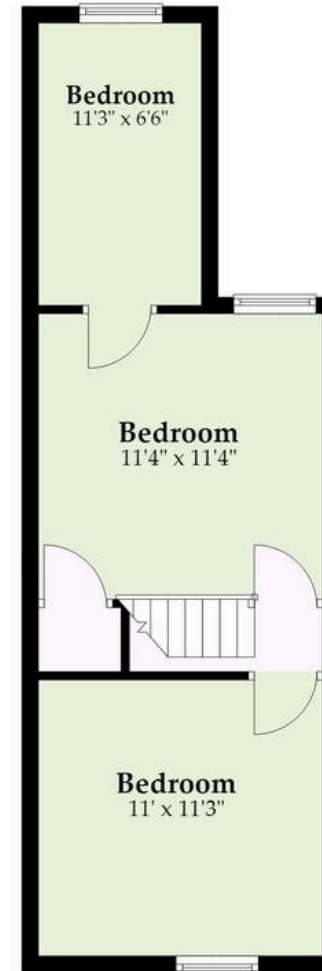
Ground Floor

Approx. 451.1 sq. feet



First Floor

Approx. 363.7 sq. feet



Total area: approx. 814.8 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.

Dreaming of this home? Let's make it a *reality*.



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Branch Manager




Meet *Nagilla*
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Meet *Tristan*
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