



146b Earlham Road, Norwich
Norwich



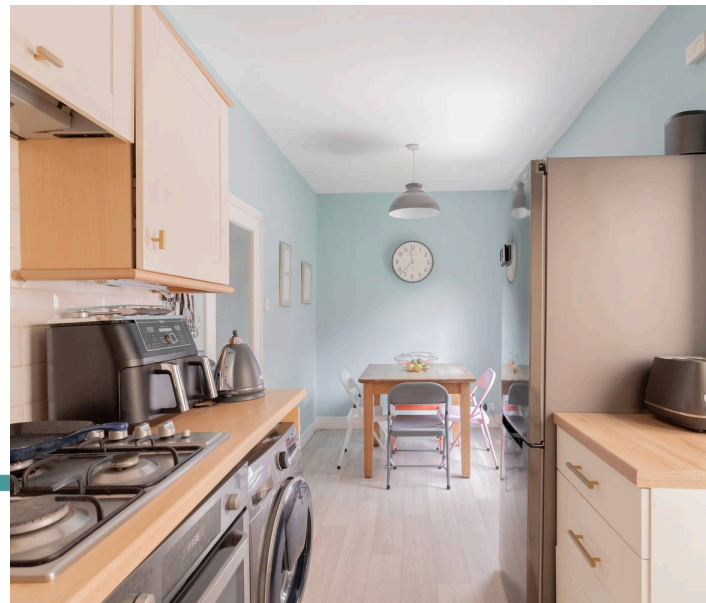
Guide Price
Minors & Brady

146b Earlham Road

Norwich

An excellent first-time buy or investment opportunity in one of Norwich's most sought-after residential locations. Positioned on the popular Earlham Road, this spacious two-bedroom first-floor flat offers well-proportioned accommodation within easy reach of Norwich city centre, the UEA and the Norfolk & Norwich University Hospital. The property features a generous lounge, a fitted kitchen with dining space, two bedrooms and a modern bathroom. Character features, including decorative fireplaces, add charm and personality throughout the home. Further benefits include useful storage and a shared entrance serving just one neighbouring property. Offered with a 50% share of the freehold, this attractive home presents a rare opportunity in a highly convenient location.

- Spacious first-floor apartment in a sought-after location
- Excellent first-time purchase or investment opportunity
- Generous lounge with attractive character features
- Well-appointed kitchen with dedicated dining space
- Two well-proportioned bedrooms offering flexible accommodation
- Modern bathroom fitted with a contemporary suite
- Shared entrance serving just one neighbouring property
- Convenient access to Norwich city centre amenities
- Ideally positioned for the UEA and N&NUH
- Offered with a valuable 50% share of freehold ownership



M&B



M&B

The Location

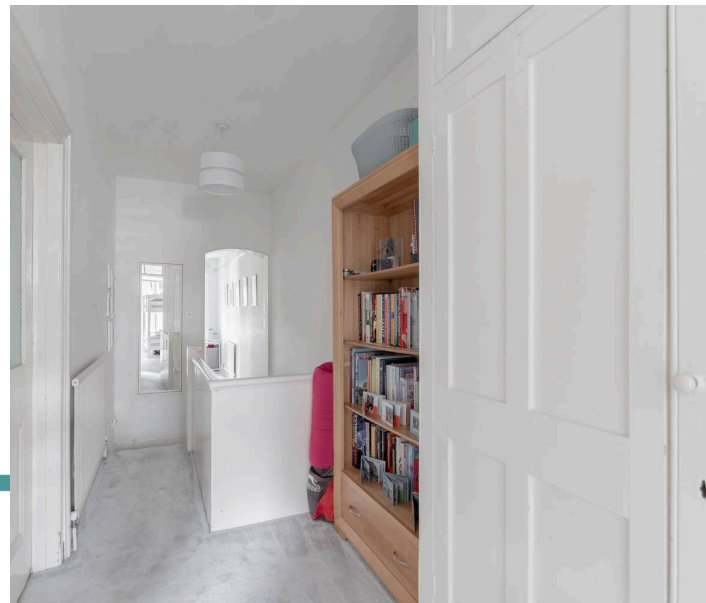
Situated on the highly sought-after Earlham Road, this location enjoys an enviable position between Norwich city centre and the popular Golden Triangle, one of the city's most desirable residential areas. Renowned for its attractive period properties, vibrant community atmosphere and wealth of local amenities, the area continues to attract professionals, families, academics and retirees alike.

Residents benefit from an outstanding selection of independent cafés, restaurants, pubs, artisan bakeries and boutique retailers, alongside everyday conveniences including supermarkets, pharmacies, healthcare facilities and banking services. The nearby Golden Triangle offers a particularly diverse mix of social and leisure opportunities, creating a lively and well-established neighbourhood with something to suit all lifestyles.

The area is exceptionally well placed for access to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it a highly convenient location for those working or studying within the city. Norwich city centre is easily accessible, providing an extensive range of shopping, cultural and entertainment facilities, including theatres, museums, restaurants and the historic Norwich Market.

For those who enjoy outdoor space, Earlham Road is ideally positioned for access to Eaton Park, one of Norwich's largest and most popular green spaces. The park offers extensive open lawns, mature woodland, sports facilities, children's play areas, tennis courts and a highly regarded café, providing year-round recreational opportunities.

Excellent public transport links operate throughout the area, while convenient access to the A47 provides straightforward connections across Norfolk and beyond. Combining city convenience, excellent educational and healthcare facilities, abundant green space and a thriving local community,



M&B

146b Earlham Road

Norwich

Earlham Road, Norwich

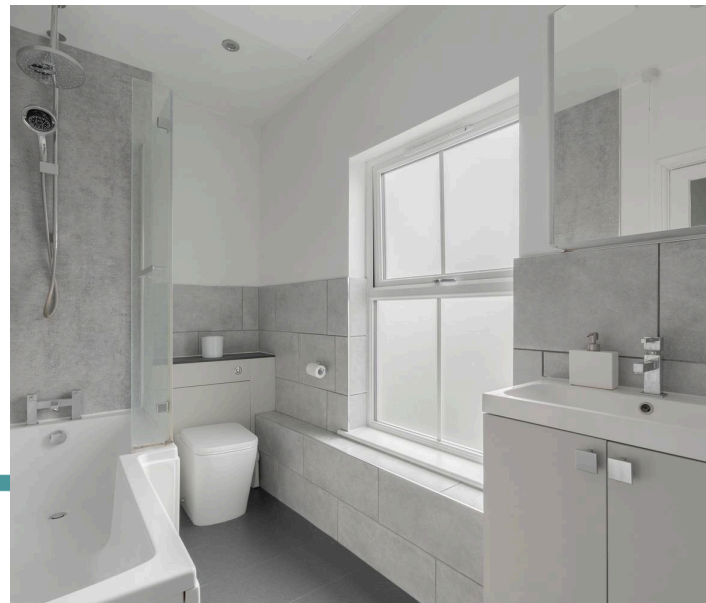
Situated in a highly sought-after position to the west of Norwich city centre, this spacious two-bedroom first-floor flat presents an excellent opportunity for first-time buyers and investors alike. Well maintained throughout, the property offers bright and practical accommodation within easy reach of the University of East Anglia, the Norfolk and Norwich University Hospital and the extensive amenities of the city centre.

Accessed via a shared entrance serving just one other property, the accommodation is arranged entirely on the first floor and offers a comfortable layout ideally suited to modern living.

A welcoming hallway provides access to all principal rooms and benefits from a large built-in storage cupboard, enhancing the property's practicality.

The generous lounge is a particularly appealing space, featuring a large window that draws in plenty of natural light and creates a bright and inviting atmosphere. Well-proportioned and comfortably accommodating a range of furniture layouts, it provides an excellent setting for both relaxation and entertaining.

The kitchen and dining room is equally impressive, offering an extensive range of fitted units, ample worktop space and room for essential appliances. The inclusion of a dedicated dining area makes the room highly functional, providing space for everyday meals and social occasions alike.



M&B

146b Earlham Road

Norwich

Both bedrooms are well proportioned, with the principal bedroom offering particularly generous dimensions. Characterful fireplace features add charm and individuality, while the second bedroom provides flexible accommodation suitable for guests, home working or additional living space.

Completing the accommodation is a modern family bathroom fitted with a contemporary suite, including a panelled bath with shower over, creating a comfortable and practical environment for daily use.

Agents Note

The property will be sold with a 50% share of the freehold, providing greater control over the management and maintenance of the building when compared to a traditional leasehold arrangement.

We understand the property is connected to mains water, electricity, gas and drainage.



M&B

Maisonette

Approx. 889.8 sq. feet



Total area: approx. 889.8 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*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk