



62 Theobald Road, Norwich

Minors & Brady



62 Theobald Road

Norwich

Packed with potential and set on a generous plot, this two-bedroom maisonette is a fantastic opportunity for buyers looking to put their own stamp on a home. Situated on a quiet residential road, the property offers approximately 650 sq. ft. of accommodation and would benefit from some modernisation. The layout includes a bright lounge, separate kitchen, two bedrooms and a bathroom. Outside, there is a substantial front garden, with the vendor advising that parking is available to the frontage, subject to buyers satisfying themselves as to the arrangement. Further benefits include newly fitted windows and a useful detached brick shed. An ideal first purchase for those seeking a home with scope for improvement and excellent outside space.

- Two-bedroom maisonette with scope for modernisation
- Quiet residential road position
- Ideal first-time purchase with potential to add value
- Spacious lounge filled with natural light
- Separate kitchen with opportunity for improvement
- Generous front garden offering excellent outdoor space
- Vendor advises parking is available to the frontage
- Newly fitted windows
- Useful detached brick shed providing additional storage
- Approx. 650 sq. ft. of well-proportioned accommodation on a sizeable plot





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The Location

Positioned in Old Lakenham, this location benefits from a setting that combines residential tranquillity with excellent access to everyday amenities. The nearby Harford Bridge and Hall Road retail area offers a wide range of shopping and essential services.

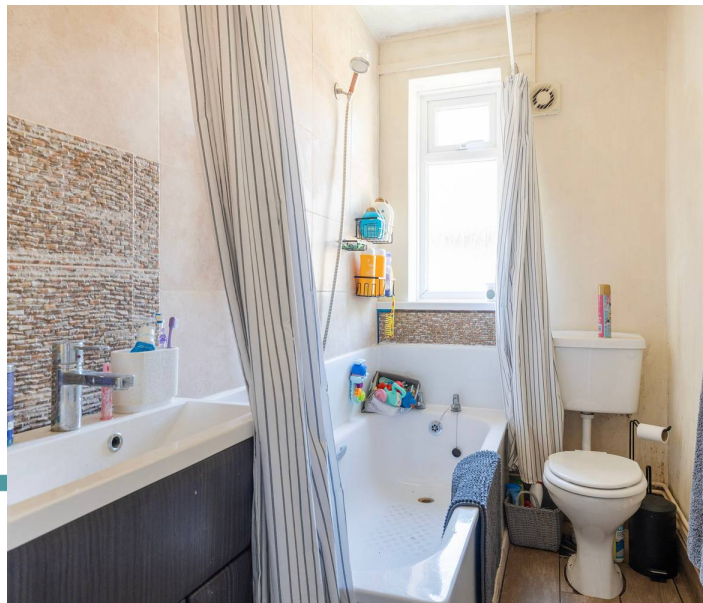
There is a large Tesco Superstore within easy reach, as well as an Asda just a short drive away, providing residents with excellent supermarket choice. The IKEA store at Hall Road Retail Park adds further convenience for furniture, homeware and household essentials, alongside several other well-known retailers.

Leisure and entertainment options are also plentiful. The Riverside complex is nearby, offering restaurants, shops, a cinema, gyms and a variety of entertainment facilities. Norwich Train Station is located within the same area, providing convenient rail connections for commuters and those travelling further afield. Norwich city centre is also easily accessible, offering an array of independent shops, restaurants, bars, cultural attractions and historic landmarks.

The area is well connected, with the A47 close by, providing straightforward access across Norfolk and linking to the wider road network. Its position on the south side of Norwich also makes travelling in and out of the city particularly convenient.

Overall, the area offers a strong sense of community alongside excellent amenities, convenient shopping, strong transport links and easy access to both Norwich city centre and a wide range of leisure facilities, all while maintaining the quieter residential character for which Old Lakenham is known.

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62 Theobald Road

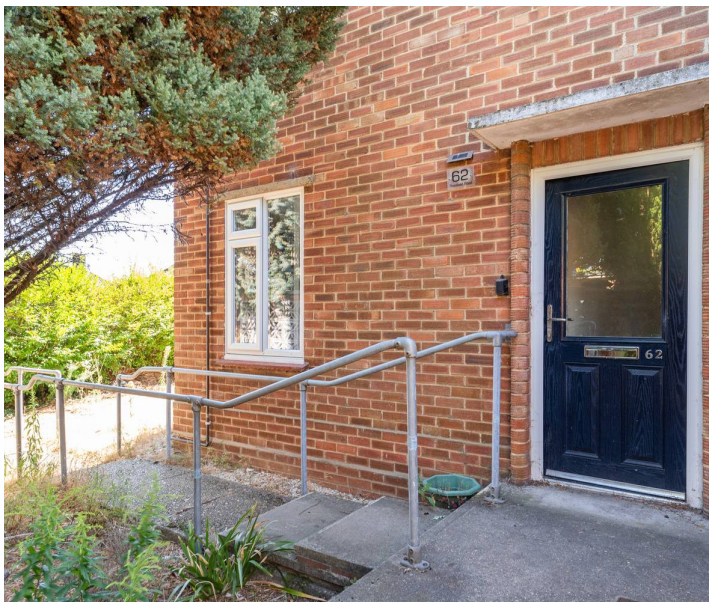
Norwich

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Situated on a quiet residential road, this two-bedroom maisonette offers an excellent opportunity for first-time buyers, investors or anyone looking for a property they can update and personalise over time. Requiring a degree of modernisation in places, the property presents fantastic potential to add value while creating a home tailored to individual tastes and requirements.

The accommodation extends to approximately 650 sq. ft. and is arranged around a central hallway which provides access to all principal rooms. The lounge offers a comfortable living space with plenty of natural light, creating a welcoming environment for everyday relaxation. The kitchen is positioned separately and provides practical workspace and storage, with scope for future improvement and refurbishment if desired.

There are two bedrooms, both offering comfortable accommodation, with one providing particularly generous proportions and the other lending itself well to use as a guest room, home office or dressing room. A bathroom completes the internal accommodation. While some areas feel cosy in nature, the overall layout is practical and functional, making it easy for a buyer to move in and improve the property gradually over time.



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One of the standout features of the home is the outside space. The property occupies a notably generous plot for this style of home, benefiting from a front garden that provides an attractive outdoor area with potential for further landscaping. The vendor has advised that parking is available to the front garden; however, prospective purchasers should satisfy themselves regarding the parking arrangements and any necessary permissions.

Further benefits include replacement windows, helping to enhance comfort and efficiency, together with a useful detached brick shed providing valuable storage space for bicycles, garden equipment or household items.

Agent's Note

This property will be sold with a leasehold tenure and approximately 120 years remaining on the lease.

Ground rent is £200 per annum. The vendor has advised that there is currently no separate maintenance charge; however, all prospective purchasers should satisfy themselves as to any applicable charges and payment frequencies.

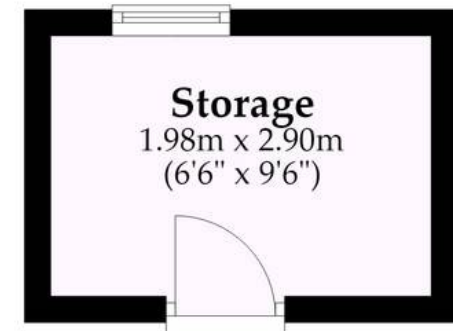
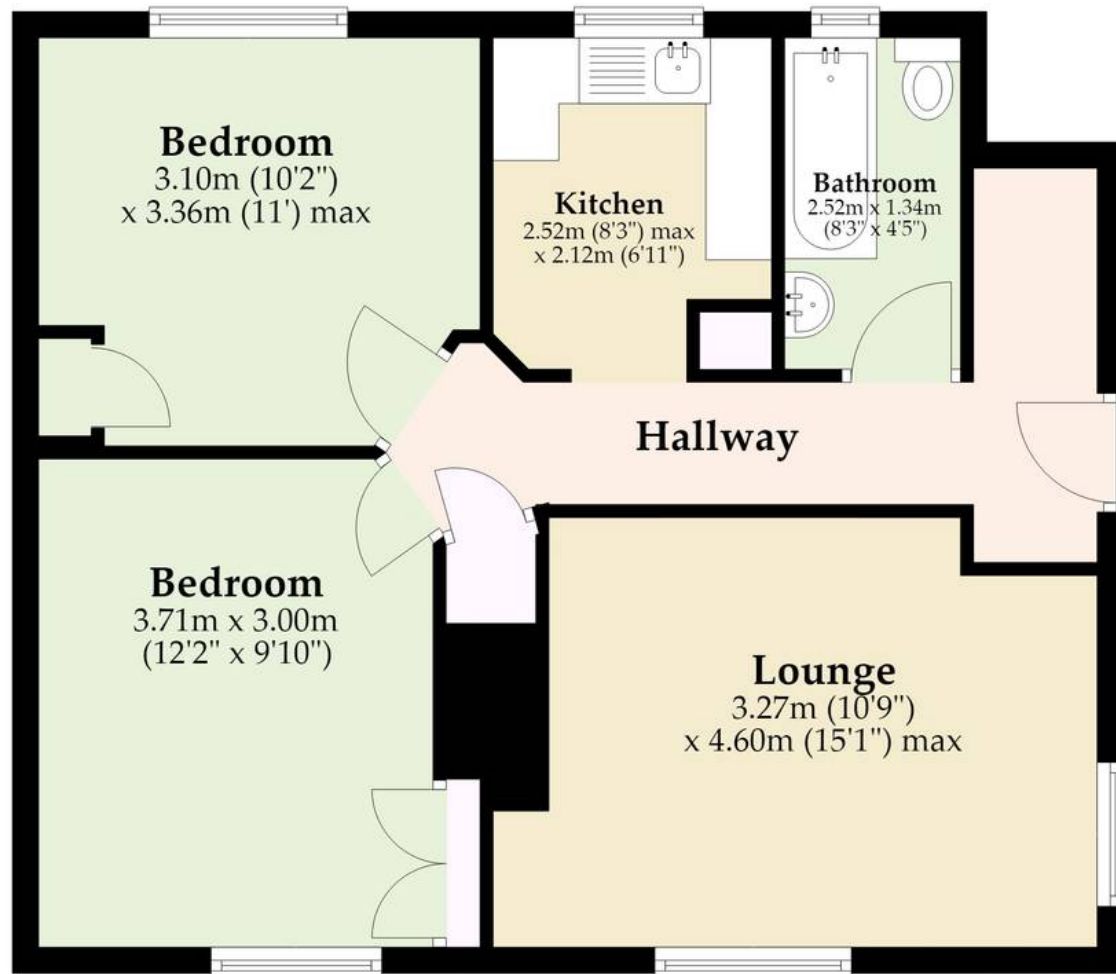
The property is connected to mains water, electricity, gas and drainage.



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Apartment

Approx. 60.4 sq. metres (650.4 sq. feet)



Total area: approx. 60.4 sq. metres (650.4 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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