



49 Grove Road, Norwich

Minors & Brady



49 Grove Road

Norwich

City living with the convenience of space, parking and a private garden. Situated within walking distance of the city centre, this three bedroom terrace home offers well-proportioned accommodation in a highly convenient location. The layout includes a comfortable lounge, kitchen, three bedrooms and a bathroom accessed directly from the landing, creating a practical arrangement for everyday living. Further benefits include gas central heating and double glazing, helping to provide comfort throughout the year. Outside, the enclosed rear garden offers valuable private outdoor space, while the added advantage of a parking space enhances the property's appeal.

- Three bedroom terrace home in a convenient city location
- Walking distance to the city centre and everyday amenities
- Bright and comfortable accommodation arranged throughout the home
- Spacious lounge providing a welcoming space for relaxation
- Practical kitchen positioned to the rear of the property
- First floor bathroom conveniently accessed from the landing
- Gas central heating providing comfort throughout the seasons
- Double glazed windows enhancing efficiency and everyday comfort
- Private and enclosed rear garden ideal for outdoor enjoyment
- Off-road parking space providing valuable everyday convenience





49 Grove Road

Norwich

The Location

Grove Road enjoys a convenient and well-connected position to the south-east of Norwich city centre, making it an excellent location for those seeking easy access to the city's extensive amenities whilst retaining a residential setting. The property is within comfortable walking distance of Norwich city centre, where an excellent selection of independent shops, restaurants, cafés, cultural attractions and historic landmarks can be enjoyed.

Norwich Railway Station is also readily accessible, providing direct services to London Liverpool Street, Cambridge and a range of regional destinations, making the area particularly attractive to commuters. Excellent public transport links are available nearby, with regular bus services operating throughout the city and to surrounding towns and villages.

The popular Riverside development is within easy reach, offering a variety of leisure facilities, restaurants, bars, a cinema and retail outlets. Residents can also enjoy nearby riverside walks along the River Wensum, together with a range of green spaces and recreational facilities.

The area is well served by local amenities, including supermarkets, convenience stores, healthcare services and well-regarded schools, ensuring everyday necessities are close at hand. Combining accessibility, convenience and proximity to the vibrant city centre, Grove Road remains a popular choice for professionals, commuters and those looking to enjoy all that Norwich has to offer.

M&B





49 Grove Road

Grove Road, Norwich

Situated within easy reach of the city centre, this well-positioned three bedroom terrace home offers convenient living with a practical layout that will appeal to a range of prospective buyers.

Offering bright and comfortable accommodation throughout, the property combines everyday functionality with a sought-after location close to local amenities, transport links and the city's many attractions.

The accommodation begins with a welcoming lounge, providing a comfortable space to relax and unwind. The kitchen is positioned to the rear of the property and offers space for food preparation and day-to-day household living, with access towards the garden beyond.

Upstairs, there are three bedrooms accessed from the landing, creating a practical arrangement for families, professional sharers or those requiring additional space for a home office.

The bathroom is also located off the landing, adding to the property's convenient layout.

Further benefits include gas central heating and double glazing, helping to provide comfort throughout the year.

Outside, the enclosed rear garden offers a private outdoor space to enjoy during the warmer months, whether for relaxing, entertaining or everyday use. The property also benefits from a parking space, an increasingly valuable feature in such a central location.

Agent's Note

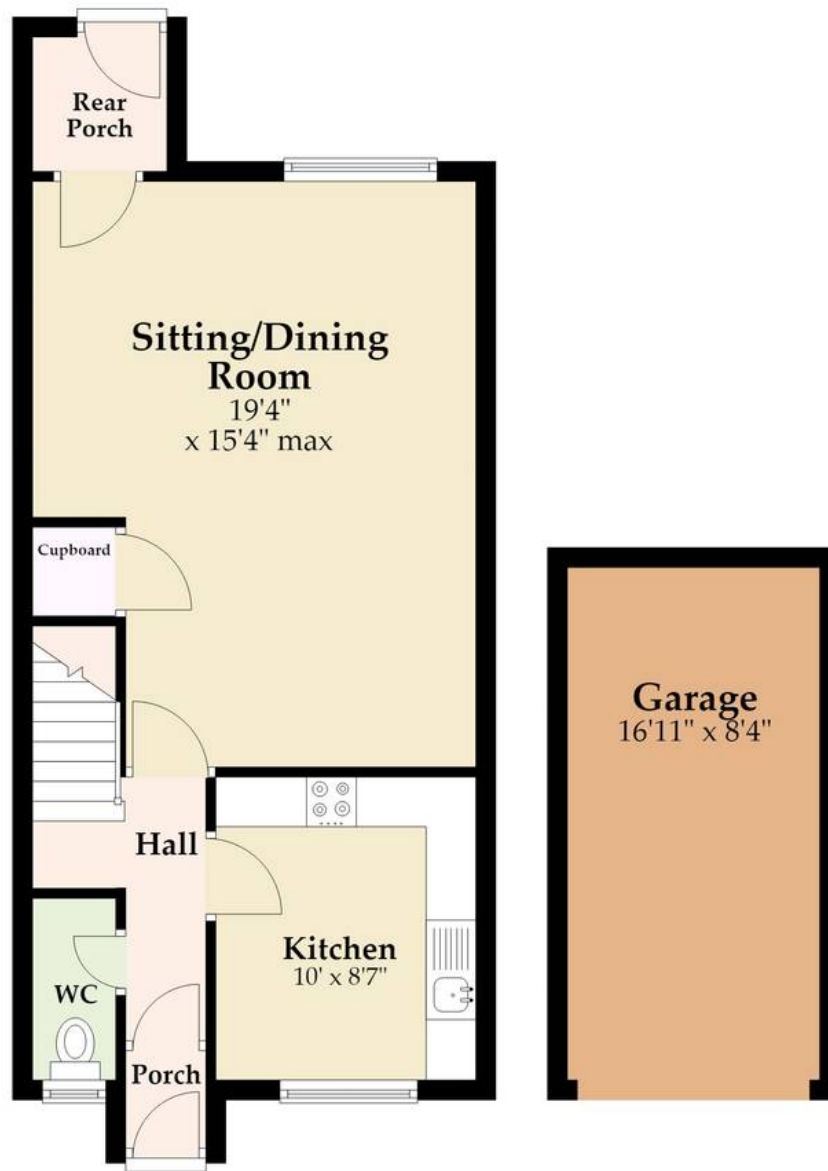
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

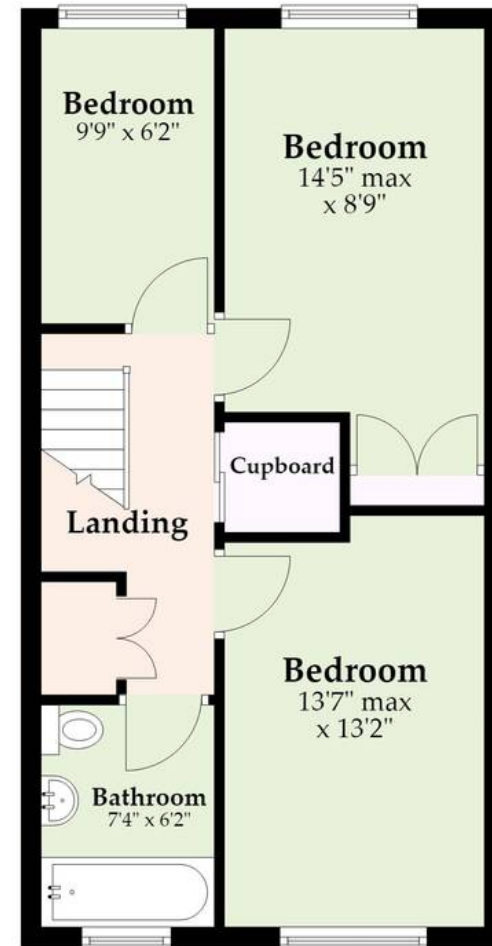
Ground Floor

Approx. 601.7 sq. feet



First Floor

Approx. 525.2 sq. feet



M&B

Total area: approx. 1126.9 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.

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