



47 Florence Road, Norwich

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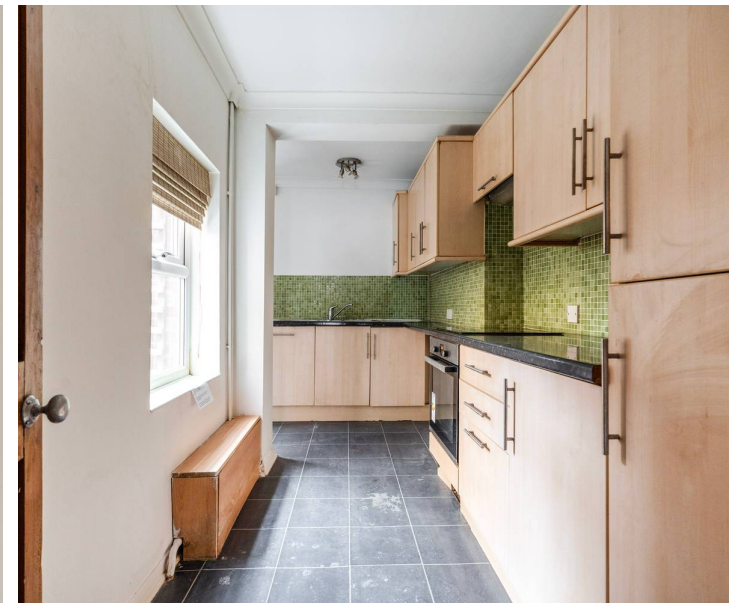
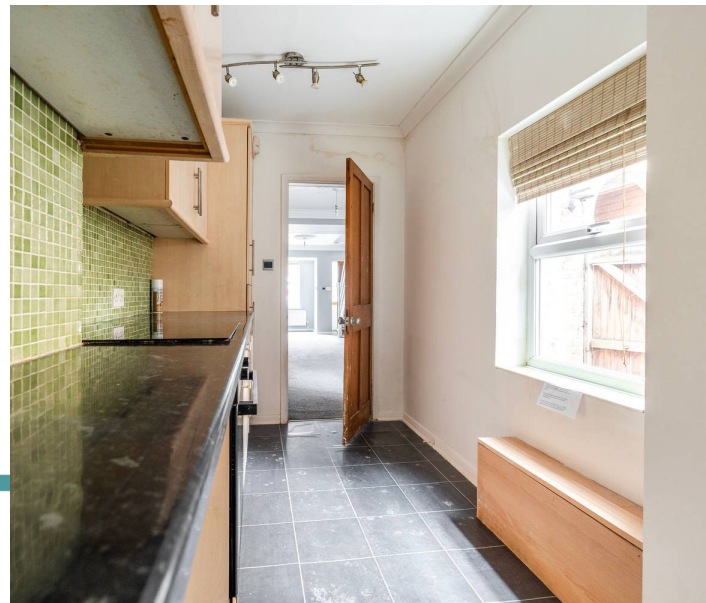


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Norwich

Character, space and convenience combine in this superb end-of-terrace Victorian home. Ideally positioned within easy reach of Norwich city centre and the train station, the property offers two genuine double bedrooms and spacious open-plan living accommodation. A front extension has enhanced the layout, creating a larger entrance lobby and more generous reception space. The principal bedroom benefits from a recently refurbished en-suite shower room, while a private courtyard garden provides a low-maintenance outdoor space. Well-presented throughout and offered with no onward chain, the property is ready to enjoy from day one. An excellent opportunity for first-time buyers, city professionals and buy-to-let investors alike.

- Beautifully extended Victorian home with enhanced living space
- Stylish open-plan sitting and dining room ideal for entertaining
- Recently refurbished en-suite finished to a modern standard
- Two generous double bedrooms with excellent proportions
- Private courtyard garden with useful side access
- Character features blended with modern-day practicality
- End-of-terrace position providing additional privacy
- Perfect first purchase or investment opportunity
- Moments from Norwich city centre and railway station
- Offered with no onward chain for a smoother move





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The Location

Florence Road is situated in the Thorpe Hamlet area, a peaceful residential neighbourhood just east of Norwich city centre. The city centre is approximately 1 mile away, making it easily accessible on foot, by bike, or via a short bus ride, putting shops, cafés, restaurants and cultural attractions within convenient reach.

For families, the area offers excellent schooling options. Within walking distance are Lionwood Infant and Nursery School and Lionwood Junior School, while Notre Dame High School is also nearby. Additional primary and secondary schools in the vicinity provide a variety of choices for children of all ages.

Transport connections are strong, with Norwich Railway Station a short distance away, providing regular services to London, Cambridge and regional destinations. Local bus services run frequently through the area, offering convenient links to the city centre, the University of East Anglia (UEA) and other parts of Norwich. Norwich International Airport is also easily accessible, making the location well suited to both commuters and frequent travellers.

For higher education, the UEA campus is within easy reach by bicycle, car or public transport. The area successfully balances urban convenience with a relaxed residential character, featuring a mix of attractive period homes and more modern developments. Nearby green spaces and riverside walks along the River Wensum provide excellent opportunities for recreation and outdoor pursuits, creating a lifestyle that combines the benefits of city living with access to nature.



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Florence Road, Norwich

Positioned within easy reach of Norwich city centre and the train station, this charming end-of-terrace Victorian home offers a wonderful blend of character, space and practicality. Thoughtfully improved over time, the property benefits from a front extension which has created a larger entrance lobby and enhanced the proportions of the principal reception space, resulting in a home that feels both welcoming and surprisingly spacious.

The accommodation centres around an impressive open-plan sitting and dining room, providing a versatile living environment ideal for both everyday life and entertaining. Generous in size and filled with natural light, the room offers ample space for separate seating and dining areas, while retaining an inviting and homely atmosphere. The adjoining kitchen is well-equipped with a range of fitted units, plentiful worktop space and room for a variety of appliances, making it perfectly suited to modern living.

A well-appointed family bathroom completes the ground floor, offering practicality and convenience for both residents and guests.

To the first floor, the property continues to impress with two genuine double bedrooms. The principal bedroom benefits from slightly larger proportions thanks to a flying freehold element and further enjoys the luxury of a private en-suite shower room. Recently refurbished to a high standard, the en-suite provides a fresh and contemporary finish, enhancing the appeal of the accommodation. The second bedroom is another comfortable double room and benefits from a useful built-in storage cupboard.



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Outside, the property enjoys a private courtyard garden, providing a low-maintenance outdoor space ideal for relaxing, container planting or al fresco dining. Side gate access adds further convenience.

The property's central location, spacious accommodation and low-maintenance nature make it an excellent choice for a variety of purchasers. First-time buyers will appreciate the opportunity to step onto the property ladder with a character home close to amenities and transport links, while investors may recognise the strong appeal of a well-presented two-bedroom property in such a convenient city location.

Offered for sale with no onward chain, this attractive Victorian home presents a fantastic opportunity to acquire a characterful and well-positioned property ready to be enjoyed from day one.

Agent's Note

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

Please be advised that a section of the principal bedroom is understood to be held under a flying freehold arrangement. Prospective purchasers are advised to seek advice from their solicitor and mortgage lender to satisfy themselves regarding the implications of a flying freehold and any specific lending requirements prior to proceeding.



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Ground Floor

Approx. 464.8 sq. feet



First Floor

Approx. 363.4 sq. feet



Total area: approx. 828.3 sq. feet

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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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