



73 Quebec Road, Norwich
£200,000

Minors & Brady

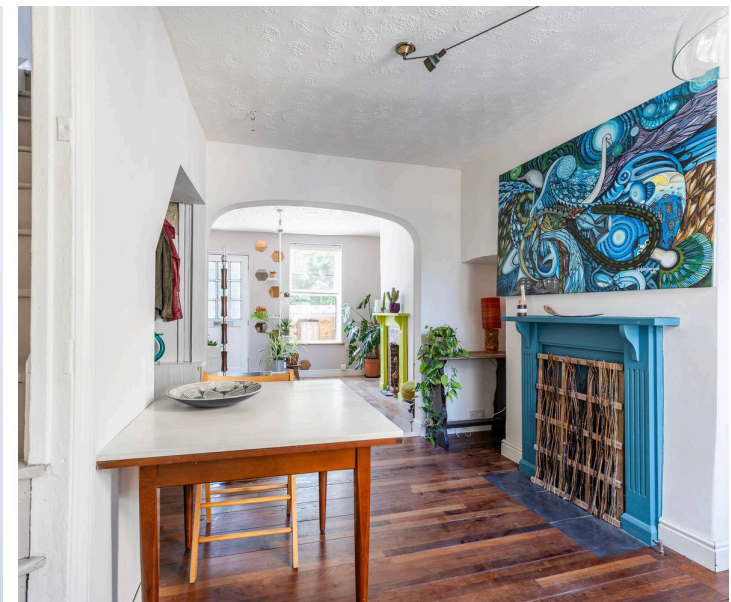
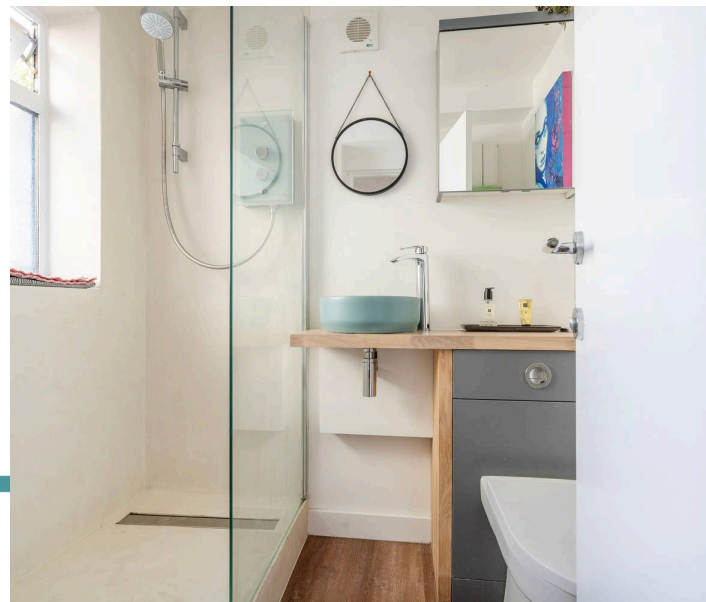


73 Quebec Road

Norwich

A fantastic opportunity to acquire a spacious three-bedroom home with two reception rooms and a generous bisected rear garden. Well presented throughout, the property offers flexible accommodation ideally suited to first-time buyers, families, or those seeking additional living space. The ground floor features two versatile reception rooms, a practical kitchen, and a family bathroom. Upstairs, three well-proportioned bedrooms provide comfortable and adaptable accommodation. Outside, the property benefits from a well-sized rear garden, offering valuable outdoor space to enjoy throughout the year. Combining character, practicality, and excellent potential, this is a home ready to be enjoyed from day one.

- Attractive three-bedroom period home arranged over two floors
- Two well-proportioned reception rooms offering flexible living space
- Generous lounge and separate dining room ideal for entertaining
- Fitted kitchen with access to the rear garden
- Ground floor bathroom serving the household accommodation
- Three comfortable first-floor bedrooms
- Well-presented throughout with scope for personalisation if desired
- Well-sized bisected rear garden providing useful outdoor space
- Blend of character features and practical modern-day living
- Ideal for first-time buyers, investors, or those seeking additional space



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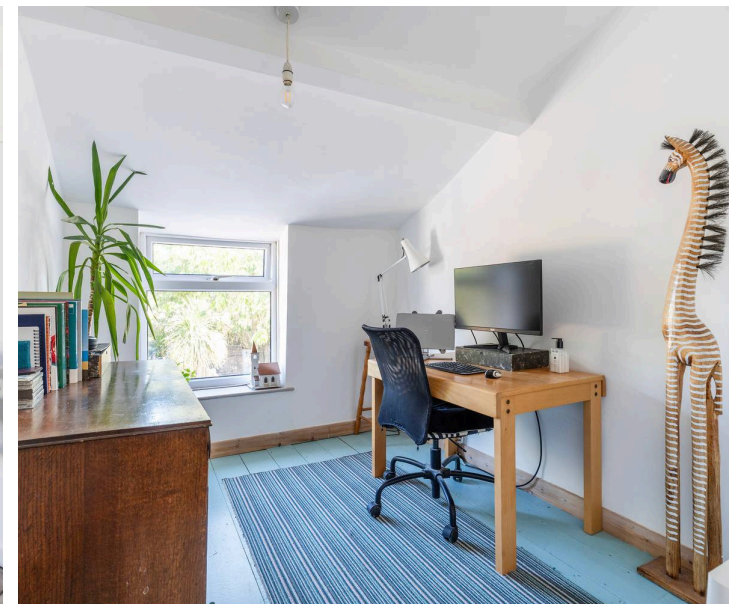
The Location

Quebec Road is situated in a well-established residential area to the south-east of Norwich city centre, characterised by a variety of Victorian and early twentieth-century homes. The location is popular with a wide range of buyers due to its convenient access to both the city centre and local amenities.

Residents benefit from a good selection of everyday facilities nearby, including local convenience stores, supermarkets, cafes, healthcare services, and well-regarded schools catering to various age groups. Norwich railway station is within easy reach, providing regular services to London Liverpool Street, Cambridge, and other regional destinations, whilst local bus routes offer convenient travel throughout the city.

The area also enjoys access to a number of outdoor and recreational spaces. Mousehold Heath, a large area of heathland offering walking routes and panoramic views across Norwich, is nearby, while Whitlingham Country Park provides scenic waterside walks, cycling routes, and a range of outdoor leisure activities.

Norwich city centre lies just a short distance away and offers an extensive range of shopping, dining, and entertainment options, together with historic attractions including Norwich Cathedral, Norwich Castle, and the city's renowned market. The location combines the convenience of city living with access to green spaces, making it an attractive setting for a variety of lifestyles.



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Quebec Road, Norwich

This well-presented three-bedroom home offers spacious and versatile accommodation arranged over two floors, making it an ideal choice for a variety of buyers.

The ground floor comprises two generous reception rooms, providing flexible living and entertaining space. Whether utilised as separate sitting and dining rooms or adapted to suit modern family life, these rooms offer excellent versatility and a welcoming feel throughout.

The kitchen is located to the rear of the property and provides a practical workspace with access to the outside, while a ground-floor bathroom completes the accommodation on this level.

To the first floor, there are three well-proportioned bedrooms, offering comfortable accommodation and flexibility for families, guests, or those requiring a home office.

Externally, the property benefits from a well-sized bisected rear garden, providing valuable outdoor space with scope for seating areas, planting, and general enjoyment throughout the seasons.

Agent's Note

The property will be sold freehold and benefits from mains water, electricity, and drainage connections.

Please note that the property was affected by subsidence in the early 1980s. It was subsequently underpinned, and there have been no further issues reported since the remedial works were completed.

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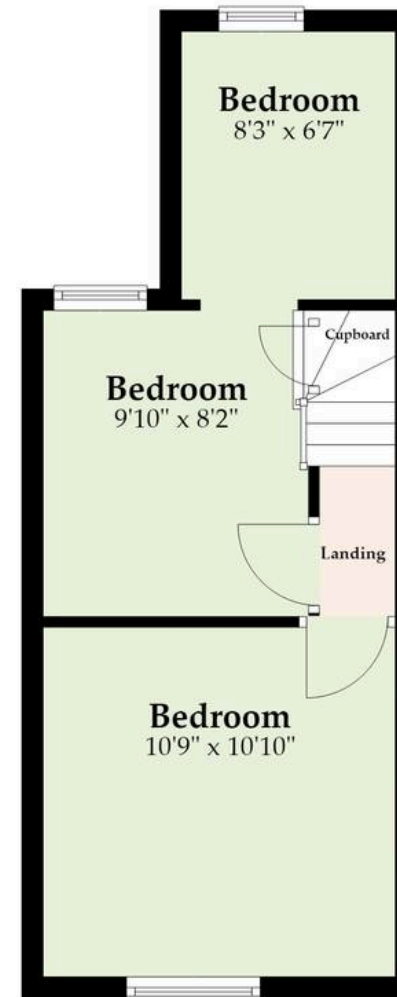
Ground Floor

Approx. 311.7 sq. feet



First Floor

Approx. 281.8 sq. feet



Total area: approx. 593.6 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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