



75 Wilberforce Road, Norwich

Minors & Brady



75 Wilberforce Road

Norwich

With over 700 sq. ft. of accommodation, this two-bedroom apartment offers comfortable living space and a range of practical modern improvements. The property features a generous lounge with access to a balcony, providing useful outdoor space and plenty of room for everyday living. A recently fitted kitchen benefits from built-in appliances and is complemented by a modern bathroom suite. Both bedrooms are well-proportioned doubles, offering flexibility for a variety of buyers. Further benefits include a replacement front door, a boiler fitted approximately three to four years ago and a private ground-floor storage shed.

- Spacious two bedroom apartment with over 700 sq. ft. of accommodation
- Generous lounge and dining area with access to a private balcony
- Recently fitted kitchen with modern units and integrated appliances
- Two well-proportioned double bedrooms offering flexible living space
- Stylish contemporary bathroom finished to a modern standard
- Replacement boiler installed approximately three to four years ago
- Private balcony providing useful outdoor space for residents
- Ground floor storage shed ideal for bicycles and household items
- Well-maintained property ready for immediate occupation
- Convenient Norwich location close to amenities and transport links





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The Location

Wilberforce Road occupies a convenient and well-established position to the west of Norwich, making it a consistently popular choice for professionals, families and students alike. The area benefits from close proximity to several of the city's key employment and education centres, including the University of East Anglia, the Norfolk and Norwich University Hospital and the Norwich Research Park, all of which are easily reached by road, bus, cycle or on foot.

Day-to-day living is well supported by a strong range of local amenities, including supermarkets, independent shops, schools and healthcare facilities, ensuring everyday needs are easily met without travelling far. Regular bus services run through and around the area, providing simple and reliable access into Norwich city centre, where a wider selection of shops, restaurants, cafés, theatres and cultural attractions can be enjoyed.

Green space is another notable advantage of the location. Eaton Park, one of Norwich's largest and most popular parks, is close by and offers open lawns, recreational facilities, walking routes and seasonal events, while additional green areas and residential streets provide a pleasant setting for walking and cycling. This balance of urban convenience and accessible outdoor space adds to the area's long-term appeal.

For those who travel by car, road connections are straightforward, with easy access to the A47 and wider Norfolk road network, making commuting and trips further afield convenient. Altogether, Wilberforce Road offers a practical, well-connected lifestyle, combining strong amenities, green space and excellent links to both the city centre and major employment hubs.





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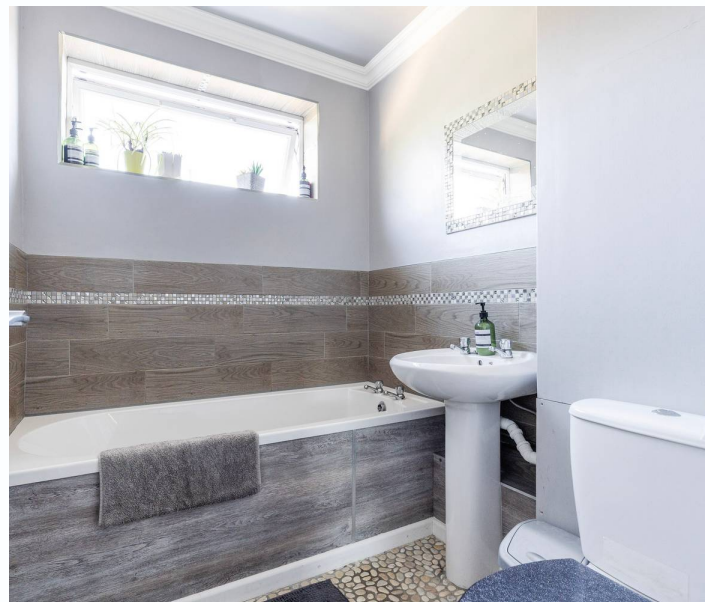
Wilberforce Road, Norwich

Situated on Wilberforce Road, this spacious two-bedroom apartment presents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-maintained home in a convenient Norwich location. Offering over 700 sq. ft. of accommodation, the property benefits from a practical layout, well-proportioned rooms and a number of recent improvements.

Accessed via a recently replaced front door, the apartment opens into a welcoming entrance hall which provides access to all principal rooms. The lounge is a particularly generous space, offering ample room for both seating and dining furniture while providing direct access to the balcony. This outdoor area creates an ideal spot to enjoy a morning coffee or simply relax during the warmer months.

The kitchen has been recently fitted and offers a modern finish with a range of contemporary units and integrated appliances. Designed with both practicality and style in mind, it provides good storage and workspace for everyday living.

Both bedrooms are comfortable double rooms, offering flexibility for homeowners, guests, home working or growing families. The accommodation is complemented by a modern bathroom, finished in a clean and contemporary style.



M&B



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Further benefits include a replacement boiler fitted approximately three to four years ago, helping to provide efficient heating and hot water throughout the property.

Outside, residents benefit from the valuable addition of a private ground-floor storage shed, providing useful space for bicycles, household items or seasonal belongings.

Agent's Note

The property is being sold leasehold with approximately 100 years remaining on the lease.

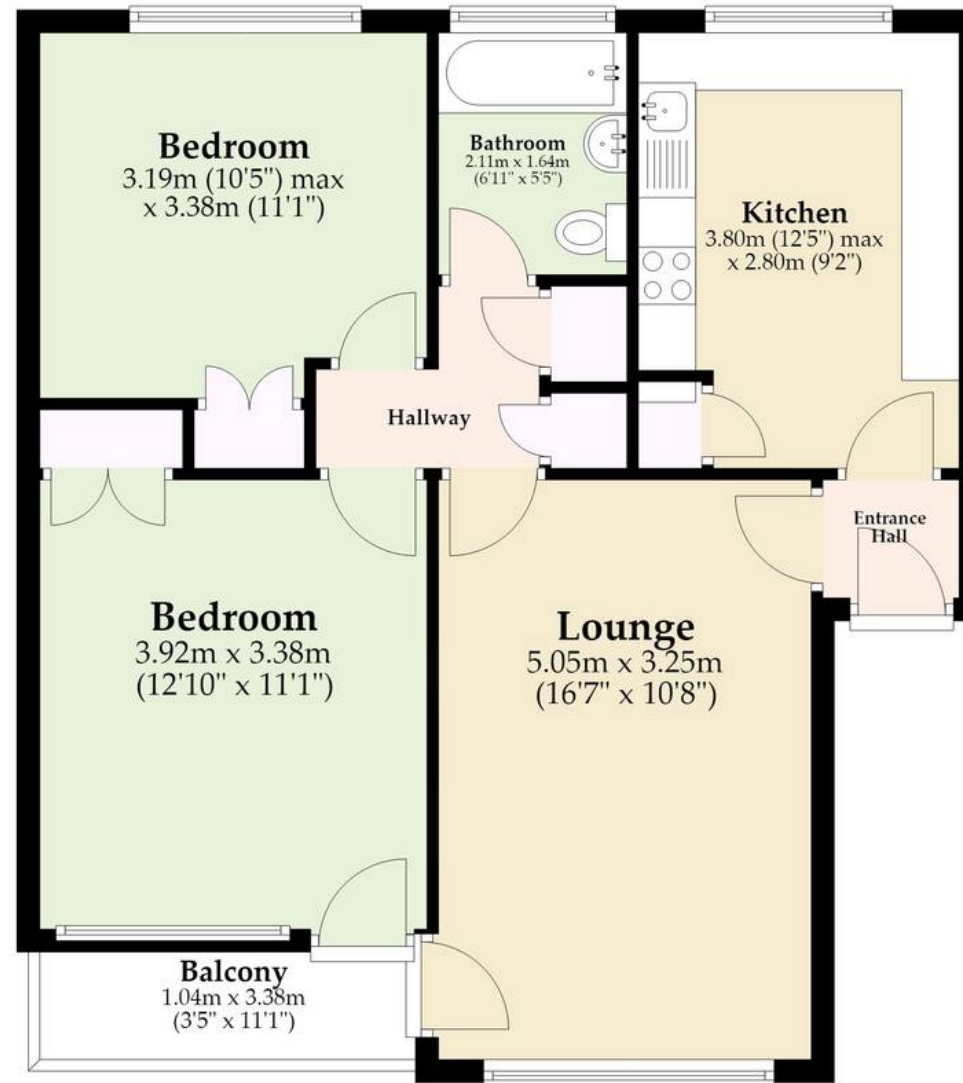
- Ground rent: £10 per annum
 - Maintenance charge: Approximately £500 per annum
- The property is connected to mains water, electricity and drainage.



M&B

First Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 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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