



Branford Road, Norwich, NR3

A Spacious First Floor One Bedroom Apartment!

GUIDE PRICE £170,000 LEASEHOLD 988 Years Remaining



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

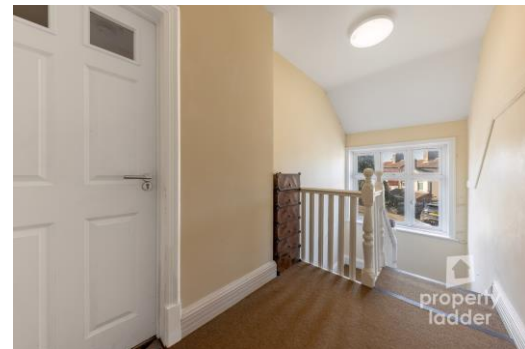
HISTORIC CHARACTER WITH MODERN NR3 SOUL!

Situated in the heart of NR3, just a short stroll from the independent shops, cafés and pubs, and within walking distance of Norwich City centre, this impressive first floor apartment forms part of a charming former converted public house!

The apartment is accessed via a private ground floor entrance shared with only one other flat. Inside, large windows bathe the space in natural light, complementing the remaining feature fireplaces that add warmth and charm throughout. The accommodation comprises a welcoming hallway with a useful storage cupboard, a generous double bedroom with feature fireplace, and a well appointed four piece bathroom complete with a separate shower unit. To the rear, a spacious living room with a further feature fireplace flows seamlessly into the kitchen/diner, which benefits from built in appliances including an integrated oven and hob.



“large windows bathe the space in natural light”



Overview

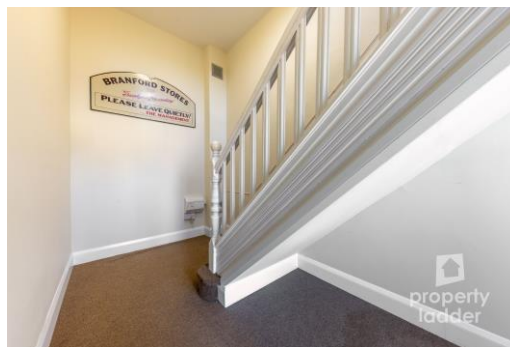
- Four Piece Bathroom Suite With Separate Shower
- Kitchen/Diner With Integrated Oven & Hob
- Walking Distance To Norwich City Centre & Amenities
- Impressive Remaining Lease Length Of 988 Years
- Large Windows & Original Feature Fireplaces
- Former Converted Public House
- Gas Combi Boiler & Double Glazing
- Communal Gardens & Bike Sheds





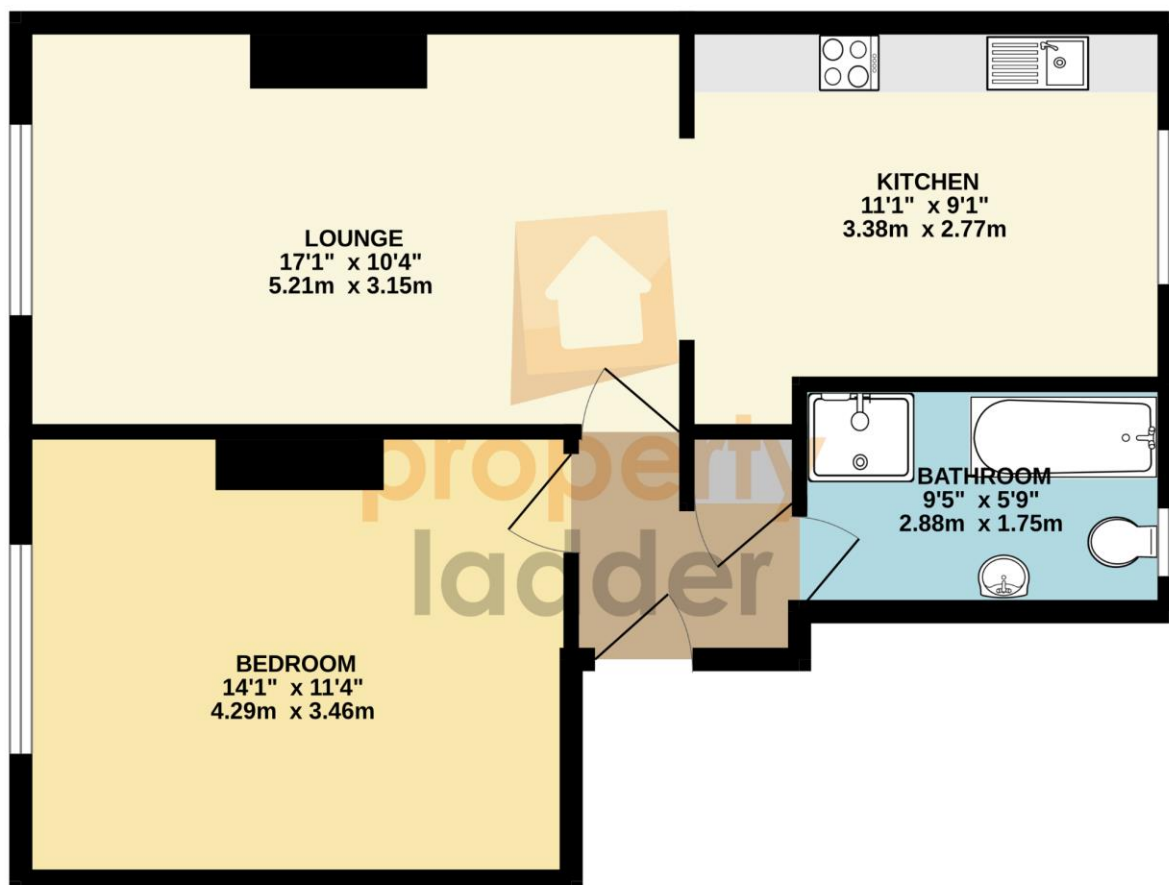
Location

Branford Road in NR3, Norwich is a well-positioned residential street within walking distance to Norwich City centre & easy reach of a wide range of local amenities. Just minutes away you'll find popular cafés and bakeries perfect for morning coffee, a selection of pubs and bars for relaxed evenings out, and a variety of independent shops, convenience stores, and takeaways for everyday essentials. Supermarkets, pharmacies, and other services are also close by, with regular bus links providing quick access in and out of Norwich. The area is well served by nearby green spaces, including Mousehold Heath, offering open trails, woodland walks, and recreational areas, as well as smaller local parks perfect for leisure and exercise.



Outside

Communal gardens, bike sheds, an impressive remaining lease and reasonable leasehold charges, making this a superb opportunity in a prime North City location!



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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