

propertyladder



Albany Road, Norwich, NR3 1EE

Three Bedroom Hall entrance terrace House In Cul-De-Sac!

GUIDE PRICE £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

GREEN HAVEN IN THE HEART OF NR3!

Tucked away on a no-through road in the heart of NR3, this charming hall entrance terrace offers a fantastic opportunity for buyers looking to enjoy generous outdoor space, versatile living, and a location brimming with amenities.

Step inside to discover a light-filled, open-plan lounge/dining room with French doors leading straight out to the garden - perfect for entertaining or relaxing. The adjoining kitchen is well-positioned and practical, while the ground floor bathroom adds further convenience.

Upstairs, the property boasts three bedrooms, all accessed from a first-floor landing, making it ideal for families or those needing a home office or guest room.



“open-plan lounge/dining room with French doors leading straight out to the garden - perfect for entertaining or relaxing”



Overview

- Hall entrance terrace in popular NR3
- Quiet no-through road location
- Open-plan lounge/diner with garden doors
- Well-proportioned kitchen
- Ground floor bathroom for added convenience
- Three bedrooms off landing
- Large rear garden with lawn & storage building
- Attractive pavement-tiled patio
- Double glazing & gas central heating
- Close to shops, parks, schools & city access





Location

Albany Road sits quietly in the heart of NR3, one of Norwich's most vibrant and well-connected neighbourhoods. This no-through road offers peace and privacy while still being just a short stroll from a wide range of amenities including shops, cafes, pubs, schools, and green spaces. The city centre is within easy reach, whether on foot, by bike or via excellent bus routes. NR3 continues to grow in popularity thanks to its strong community feel, excellent local services, and proximity to both the city and countryside.



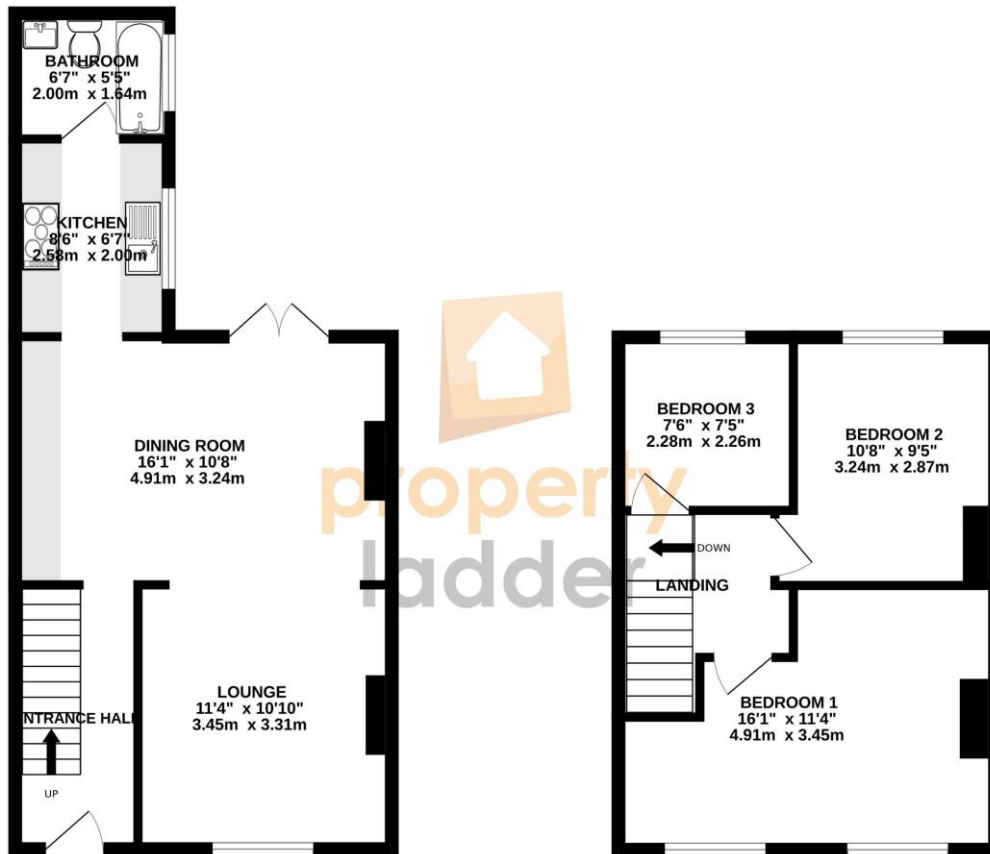
Outside

The standout feature here is the garden: an unusually large outdoor space for a city terrace, with a sprawling lawn, pamment-tiled patio, and a handy garden storage building - ideal for green-fingered buyers or those who simply love a bit of outdoor living.

With double glazing, gas central heating, and a sought-after NR3 location, this is a property with charm, space, and great potential.

GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

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.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

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

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