



THE STORY OF
49 Churchill Road
Norwich, Norfolk

SOWERBYS



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49 Churchill Road

Norwich, Norfolk
NR3 4PX

●
Tradition Three Bedroom City Terrace

Modern Fitted Kitchen and Bathroom

Private South Facing Garden

Popular NR3 Location with Easy Reach
to City Centre and Amenities

Ideal for First Time Buyers or Investment Property

●
A prototypical three bedroom period city terraced home amongst a popular NR3 setting within walking distance of the city centre. The desirable location and timeless layout of these properties is sure to provide a much loved city home or excellent addition to an investment portfolio. These classic terrace homes make for a wonderful stepping stone into city life with all the amenities one could hope for as well as the thriving culture of Norwich city right on your doorstep.

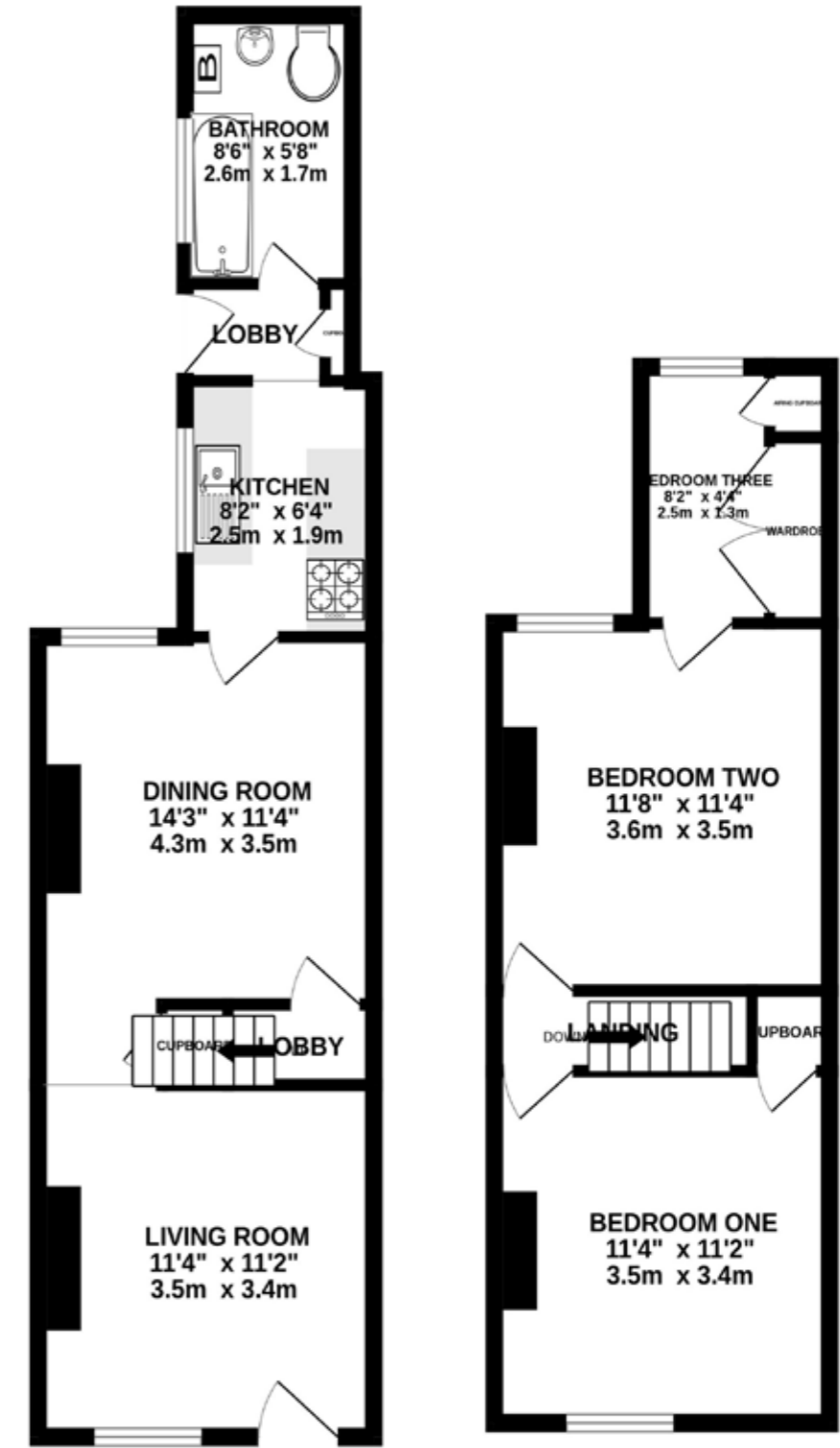
Gas central heating complements the fully double-glazed windows throughout

whilst charming stripped wooden flooring graces the front sitting room. The fitted kitchen is in great condition and leads to the downstairs shower room featuring a three-piece suite with a shower over the bath.

Upstairs, two generous double bedrooms are accompanied by a brilliantly flexible third bedroom/dressing room.

The private rear garden is south facing and features a well-kept lawn, a handy timber frame store and a rear pedestrian gate.

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Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the

1,000-year-old Norwich Cathedral. To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“The property is close to the city centre with all amenities at your doorstep.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:-9293-3028-6203-5377-3204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///stir.beats.random

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SOWERBYS



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