

ARLINGTON
PARK



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35 Clarence Road
, Norwich, NR1 1HH
£335,000



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This charming three-storey Victorian terrace house presents a compelling HMO investment opportunity in the heart of Norwich. Situated within walking distance of the city center and train station, this property offers excellent access to amenities and boasts a spacious layout with four/five bedrooms, modern kitchen, and multiple en-suite bathrooms. Its prime location and desirable features make it an ideal investment for generating strong rental income.

- Four/five room investment property
- Off road parking
- Prime location with easy access to City
- Currently achieving £2200 PCM as a four room multiple occupancy



PRIME HMO INVESTMENT OPPORTUNITY

This charming three-storey Victorian terrace house presents an excellent investment opportunity in a highly sought-after location. Situated close to the city center and train station, this property offers convenient access to all that Norwich has to offer.

This property boasts spacious accommodation, featuring four/five bedrooms providing ample space for multiple tenants. The recently upgraded kitchen boasts modern appliances and ample workspace. Many bedrooms feature en-suite bathrooms for added privacy and convenience. The prime location and desirable features make this an ideal property for generating strong rental income. The property is currently earning £2,200 pcm and that the tenants wish to remain at the property and could be included in situation if preferred.

Enjoy easy access to the city center, with its vibrant mix of historical architecture, modern shopping, and a bustling market. Explore charming lanes with boutique shops, cafes, bars, and diverse restaurants.

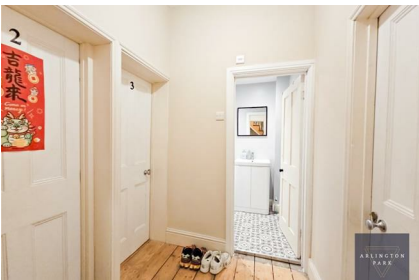
The ground floor comprises an entrance hall, spacious lounge/potential fifth bedroom, modern kitchen/diner, utility room, and WC. The first floor features two double bedrooms with en-suite bathrooms, a single bedroom, and a shared bathroom. The second floor boasts a generously sized double bedroom with an en-suite bathroom and eaves storage.

External features include an allocated parking space providing convenient off-street parking and an enclosed paved garden offering a private outdoor space.

This property presents a compelling investment opportunity due to its strong rental demand, potential for capital growth, and easy management.

This information is provided as a guide and may be subject to change. Interested parties are advised to conduct their own due diligence and inspections.

This property offers a fantastic opportunity for savvy investors seeking a high-yielding and well-located investment. Contact us today to arrange a viewing.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC