143 Sprowston
Road
Norwich
NR3 4QQ











## 143 Sprowston Road

## Guide Price £375,000

## The Investment Property...

Sprowston Road is a recently renovated six bedroom bay fronted HMO within striking distance to the city centre, 4.2 miles from the University Of East Anglia and 5.5 miles from the Norfolk and Norwich hospital. The property has been recently renovated to an incredibly high standard with all rooms, bright, spacious and fully furnished. The property is fully occupied, all bar one room, with professional tenants that have passed referencing.

The property has three sleek shower rooms, a fully fitted kitchen with high end appliances and a spacious dining/living area. There is also an easily maintainable courtyard garden.

The property is fully managed by a highly reputable local and independent lettings agency, this is a fantastic investment opportunity with am amazing yield.

## Agents Notes...

Current rental income per month

- UFL £695
- UFR £640
- DF £640
- DB £600
- UBR £590
- UBL £595

Council Tax Band B

**Local Authority** 

Norwich City Council

Council Tax Band B

EPC Rating D

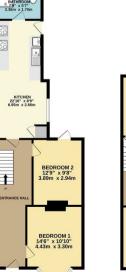






Contact 01603 964777 enquiries@attikccc.co.uk www.attikccc.co.uk

GROUND FLOOR 674 sq.ft. (62.6 sq.m.) approx.





1ST FLOOR 756 sq.ft. (70.2 sq.m.) approx

White every attempt has been made to ensure the accuracy of the Boorpian contained here, measurement of doors, windows, recens and lary other forms are approximate and so reportability is taken to any error consistent or mis-admisser. The plan is the failuration purposes only and shadely even used as such by your consistent or mis-admisser. The service of the disturbed purposes only and shadely even seed as such by your conjective purchaser. The service are such as so to their operations of efficiency can be given.