



Thacker Way, Norwich, NR5 9PS

welcome to

Thacker Way, Norwich

**** EXCELLENT INVESTMENT OPPORTUNITY ACHIEVING £2400PCM (circa 8.2% yield return) ** William H Brown are delighted to offer this SIX BEDROOM, THREE STOREY END TOWNHOUSE WITH AMAZING VIEWS located close by to the University of East Anglia!!**



Lower Ground Floor

Lounge

11' 9" x 10' 5" (3.58m x 3.17m)

French doors to rear and carpeted floor.

Bedroom Six

10' 4" x 8' 10" (3.15m x 2.69m)

Window to front, carpeted floor and radiator.

Kitchen/ Diner

22' 2" x 8' 3" (6.76m x 2.51m)

Window to rear. Comprising of wall and base units with work surfaces over, gas hob, electric oven, cooker hood over and space for under counter fridge/ freezer.

Ground Floor

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

Window to rear and carpeted floor.

Bedroom Three

10' 4" x 10' (3.15m x 3.05m)

Window to front and carpeted floor.

First Floor

Bedroom One

13' 5" x 12' (4.09m x 3.66m)

Window to rear, carpeted floor and door to ensuite:-

Ensuite

Window to front. Suite comprising of shower, wash hand basin, W/C, and radiator.

Bedroom Four

10' 4" x 9' 6" (3.15m x 2.90m)

Window to front and carpeted floor

Bathroom

Window to rear, bath with shower over, wash hand basin and W/C.

Bedroom Five

10' 6" x 10' 4" (3.20m x 3.15m)

Window to rear and carpeted floor.



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welcome to

Thacker Way, Norwich

- EXCELLENT INVESTMENT OPPORTUNITY
- Six bedroom, three storey end townhouse
- Located within close proximity of the University of East Anglia
- Fantastic views
- Viewings are highly recommended

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
NOR139755 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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