



**Clarence Road, Norwich NR1 1HH**

**welcome to**

**Clarence Road, Norwich**

**\*COMING SOON!\***

An IMPRESSIVE INVESTMENT OPPORTUNITY to purchase this stunning THREE STOREY BAY FRONTED TOWNHOUSE currently converted into four successfully let apartments, a short walk from Norwich train station & riverside. **\*VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY!\***



**Flat 2**

Ground floor one bedroom flat-  
lounge, bedroom, kitchen and shower room.

**Flat 1**

One bedroom first floor flat-  
lounge, kitchen, bedroom and shower room.

**Flat 3**

One bedroom first floor flat-  
lounge, kitchen, bedroom and shower room.

**Flat 4**

Top floor studio apartment-  
lounge/diner/kitchen and separate shower room.



***view this property online*** [williamhbrown.co.uk/Property/NOR139785](http://williamhbrown.co.uk/Property/NOR139785)



welcome to

## Clarence Road, Norwich

- Stunning buy to let opportunity
- Superb bay fronted Victorian home
- Close to train station
- 4 BESPOKE APARTMENTS WITHIN BUILDING
- Successful and ongoing buy to let

Tenure: Freehold EPC Rating: D

**£335,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR139785](http://williamhbrown.co.uk/Property/NOR139785)



Property Ref:  
NOR139785 - 0003

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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)