









## welcome to

# **Plumstead Road, Norwich**

THIS FOUR BEDROOM END-TERRACE PROPERTY is currently rented as house of multiple occupancy that benefits from a 120 ft rear garden, approximately two parking spaces, gas central heating and double glazing. \*\* Viewings are highly recommended not to miss out on this great investment opportunity!!!! \*\*













#### **Entrance Hall**

Double glazed door to front, stairs to first floor, understairs storage cupboard and further storage cupboard housing the boiler.

#### **Office/ Bedroom One**

11' 11" x 11' 4" ( 3.63m x 3.45m )

UPVC double glazed bay window to front, wall lights, laminate flooring and radiator.

### **Lounge/ Bedroom Two**

10' 9" x 13' 5" ( 3.28m x 4.09m )

Window to rear, carpeted floor and radiator.

#### Kitchen

10' x 6' 3" ( 3.05m x 1.91m )

Wall & base units, work surfaces over, tiled splashbacks, inset stainless steel sink unit, space for washing machine, space for fridge/ freezer and cooker.

#### **Dining Room**

13' 7" x 8' 3" ( 4.14m x 2.51m )

Double glazed window to side & rear aspect, door to rear, wall lights, laminate flooring and radiator.

#### **First Floor Landing**

Loft access and carpeted flooring.

### **Bedroom Three**

11' 11" x 11' 4" ( 3.63m x 3.45m )

Double glazed window to front, carpeted floor and radiator.

#### **Bedroom Four**

13' 10" x 10' 10" ( 4.22m x 3.30m )

Double glazed window to rear aspect, radiator and carpeted floor.

### **Bedroom Five**

10' 1" x 6' 5" ( 3.07m x 1.96m )

Window to rear, carpeted floor and radiator.

### **Bathroom**

Double glazed window to front, paneled bath with

shower over, pedestal wash hand basin, W/C, part tiled walls and tiled flooring.

#### Exterior

To the front, there is off-road parking for approximately two vehicles and laid to gravel.

To the side, there is access to the rear via a shared access.

To the rear, there is a fully enclosed rear garden, mainly laid to lawn, patio area and leading to shed  $(16 \text{ ft } 05 \times 9 \text{ ft } 10)$ ...





## welcome to

# **Plumstead Road, Norwich**

- Great buy to let investment opportunity
- Rented at £2050 per calendar month with bills included
- 120 ft rear garden
- Driveway parking for approximately two vehicles
- Large storage shed

Tenure: Freehold EPC Rating: D

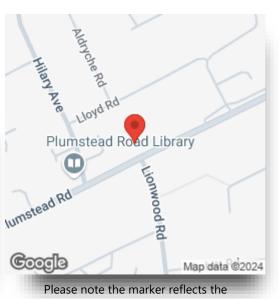
offers in excess of

£270,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR138756



Property Ref: NOR138756 - 0010 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.





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