



Bowthorpe Road, Norwich, NR5 8AE

welcome to

Bowthorpe Road, Norwich

* A stunning, remodeled and extended six bedroom purpose built student buy to let opportunity located on this sought-after road which lies within walking distance of Norwich, UEA and N&N hospital, all situated on the western fringe of Norwich. *



Entrance Hall

Door to front, stairs to the first floor and large understairs storage cupboard,

Lounge/Diner/ Kitchen

17' 2" x 16' (5.23m x 4.88m)

Stunning quality range of eye and base level kitchen units with island/ breakfast bar, built in electric hob with overhead extractor fan, plumbing for washing machine, space for upright fridge/ freezer, stainless steel sink unit, roll top work surfaces and feature beam. Large skylight window, smooth plastered ceiling, UPVC patio doors and windows to rear garden.

Cloakroom

Modern compact wash hand basin, W/C, mirror and extractor fan.

Kitchen/ Utility Space

9' 2" x 1' (2.79m x 0.30m)

Fitted range of units, space for fridge/ freezer, inset stainless steel sink unit, electrical point, plumbing for washing machine, breakfast bar, UPVC window to front aspect and smooth plastered ceiling.

Bedroom One

12' x 10' 6" (3.66m x 3.20m)

UPVC window to front, radiator and smooth plastered ceiling.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

UPVC window to rear aspect, two skylight windows and radiator.

Bedroom Three

11' 6" x 8' 3" (3.51m x 2.51m)

UPVC windows to side aspect, two skylight windows and radiator.

Shower Room

Suite comprising of shower cubicle with inset electric shower, vanity wash hand basin, W/C, towel rail and extractor fan.

Bathroom

Suite comprising of panelled bath with mains fed shower over, wash hand basin, W/C, fitted mirror, separate wall cabinet, extractor fan, smooth plastered ceilings and radiator.

First Floor Landing

Bedroom Four

12' 1" x 8' 1" (3.68m x 2.46m)

UPVC windows to front & rear aspects and radiator.

Bedroom Five

12' x 11' 7" (3.66m x 3.53m)

UPVC window to rear aspect and radiator.

Bedroom Six

11' 5" x 5' 11" (3.48m x 1.80m)

UPVC window to rear aspect and radiator.

Exterior

The property has a large open gravelled frontage providing off road parking for approximately three cars. The rear garden is freshly landscaped with raised beds, path, gravel patio and a large lawn enclosed by fencing. There is a large metal bike shed and a wooden garden shed.



view this property online williamhbrown.co.uk/Property/NOR140475



welcome to

Bowthorpe Road, Norwich

- Stunning immaculate buy to let opportunity
- Six bedrooms
- Ample parking
- Sought after location near the UEA and Hospital
- Superb high vaulted open plan lounge/ diner/ kitchen extension

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR140475](https://www.williamhbrown.co.uk/Property/NOR140475)



Property Ref:
NOR140475 - 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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)