

abbotFox



Scarnell Road, Norwich  
*Offers In Excess Of £250,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL\_\_\_\_\_

abbotFox presents this well established, four bedroom student investment, ideally positioned within a popular and proven rental location.

Designed with student living in mind, the accommodation offers well proportioned and versatile living space arranged to maximise rental appeal. The ground floor comprises; entrance hall, kitchen diner living space, utility room, cloakroom and a downstairs bedroom. The first floor offers three bedrooms and a family bathroom off landing.

Externally, the property benefits from a private rear garden, an attractive feature for student tenants, with scope for outdoor seating and social use. Positioned within easy reach of the University of East Anglia, city centre amenities, and excellent transport links, this property represents a compelling addition to any investment portfolio.

Offered as a ready to let opportunity, presents an excellent chance to secure a reliable student investment in a well-established location.



## THE HIGHLIGHTS\_\_\_\_

- Semi-detached house
- Four bedrooms
- Generous living accommodation
- Ideal investment opportunity
- 7%+ Rental yield
- Viewing advised

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.