

FREEHOLD



House - Terraced

SWANSEA ROAD, GOLDEN TRIANGLE, NORWICH, NR2 3HU

Guide Price

£270,000

FEATURES

- INVESTOR PURCHASE ONLY
- Income From Completion
- 3/4 Bedrooms
- Bathroom
- Student Let
- Call Now To View
- 1/2 Reception Rooms
- Garden



3 Bedroom House - Terraced located in Norwich

INVESTOR PROPERTY as its currently re let from August 2024 for a 12 month period. Enjoy instant income with a yield of over 4.9%. This Victorian terrace offers bedroom/reception, sitting room and open plan kitchen and bathroom the rear to the ground floor. First floor offers three bedrooms all off of the landing. There is a good sized rear garden. If this looks like it will be good for your portfolio then give us a call and we will gladly show you over to your new investment.

BEDROOM/DINING ROOM

11'6" x 11'7"

Sealed unit double glazed entrance door to the front to this room. Sealed unit double glazed mock sash window to the front, radiator, open Victorian fireplace. Door to the Inner hall.

INNER HALL

Stairs to the first floor, door to the sitting room.

SITTING ROOM

11'5" x 11'6"

Sealed unit double glazed door out to the garden, radiator, open Victorian fireplace, understairs cupboard and opening to the kitchen.

KITCHEN

7'1" x 10'0"

Sealed unit double glazed mock sash window to the side, range of units both base and wall mounted, sink unit, integrated appliances to include hob, oven below. space for further appliances, tiled splash backs and door to the bathroom.

BATHROOM

Sealed unit double glazed window to the side, panel bath with screen and shower over, wash hand basin, wc and heated towel rail. Tiled floor and walls.

LANDING

Doors to all rooms.

BEDROOM

11'5" x 8'6"

Sealed unit double glazed mock sash window to the front and radiator.

BEDROOM

8'5" x 11'5"

Sealed unit double glazed window to the rear and radiator.

BEDROOM

6'6" x 9'7"

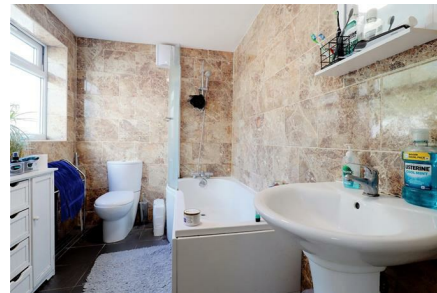
Sealed unit double glazed window to the rear and radiator.

OUTSIDE

Walled garden to the front with pathway to the entrance. Side access to the rear garden. Rear garden

AGENTS NOTE

Council Tax Band B
Current Rent £1398



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Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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