



**Pitchford Road, Norwich NR5 8LQ**

**welcome to**

**Pitchford Road, Norwich**

**\*\*GUIDE PRICE £425,000 - £450,000\*\* \*\*SEMI DETACHED HOME CLOSE TO UNIVERSITY MAKING AN IDEAL INVESTMENT CURRENTLY RENTED AT £3070 PCM \*\*\* William H Brown are pleased to offer to the market this established home within easy reach of the University of East Anglia and Norfolk and Norwich hospital.**



### Entrance Hall

Double glazed door to front aspect, tiled floor, under stairs cupboards housing meters and gas fired central heating boiler, radiator, doors to lounge, kitchen and stairs to first floor landing.

### Lounge

11' 10" max x 16' narrowing to 14' 1" ( 3.61m max x 4.88m narrowing to 4.29m )  
Double glazed window to front aspect, radiator, open to dining area.

### Dining Area

8' 4" x 10' ( 2.54m x 3.05m )  
Double glazed French doors to rear aspect leading to garden, tiled floor, radiator, door to kitchen.

### Kitchen

10' x 10' ( 3.05m x 3.05m )  
Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, electric oven ceramic hob, overhead cooker hood, space for fridge freezer, door to inner hallway.

### Internal Hallway

Door from kitchen and entrance hall, with doors leading to bedroom and utility room.

### Bedroom

9' 10" x 7' 4" ( 3.00m x 2.24m )  
Double glazed window to front aspect, built in cupboard, radiator.

### Utility Room

9' 8" x 8' 6" ( 2.95m x 2.59m )  
Double glazed door and window to side aspect, door leads to garden, fitted with a range of wall and base units, roll top work surfaces over, inset ceramic hob, plumbing and space for washing machine and tumble dryer, space for fridge freezer, tiled floor, radiator, door to shower room and bedroom.

### Shower Room

Double glazed window to side aspect, suite

comprising shower cubicle low level wc, vanity sink unit, extractor fan, fully tiled walls, tiled floor, chrome heated towel rail.

### Bedroom

9' 7" x 12' 11" ( 2.92m x 3.94m )  
Double glazed window to rear aspect, double glazed French doors to side aspect leading to garden, radiator.

### Landing

Stairs from entrance hall to first floor landing, double glazed window to side aspect, doors leading to all first floor bedrooms and bathroom.

### Bedroom

10' 11" narrowing to 8' 5" x 11' 6" plus recess ( 3.33m narrowing to 2.57m x 3.51m )  
Double glazed window to rear aspect, radiator, door to en suite

### En Suite

Suite comprising shower cubicle, low level wc, pedestal sink, extractor fan, fully tiled walls,

### Bedroom

12' max x 9' 11" ( 3.66m max x 3.02m )  
Double glazed window to front aspect, built in cupboard, radiator.

### Bedroom

10' 9" x 10' ( 3.28m x 3.05m )  
Double glazed window to rear aspect, radiator.

### Bedroom

8' 9" x 10' 10" max ( 2.67m x 3.30m max )  
Double glazed window to front aspect, built in cupboard, radiator.

### Bathroom

Double glazed window to rear aspect, suite comprising bath, mains shower over, glass shower screen, low level wc, pedestal sink, extractor fan, tiled flooring, chrome heated towel rail.

### Outside

To the front of the property there is a shingled ample off road parking. To the rear of the property there is a lawn garden with a patio, trees and a garden shed.

### Agents Note

The property will be sold fully furnished. Pitchford Road is currently rented to students at £3060 pcm (inclusive of utilities) until the 30th July 2023. The utility costs will also be fixed to the prospective buyer.



**view this property online** [williamhbrown.co.uk/Property/UNR105562](http://williamhbrown.co.uk/Property/UNR105562)



welcome to

## Pitchford Road, Norwich

- READY MADE INVESTMENT PROPERTY
- RENTED FOR THE 2024/2025 ACADEMIC YEAR
- INCOME OF £3070 PCM
- 6 BEDROOMS
- DRIVEWAY AND REAR GARDENS

Tenure: Freehold EPC Rating: C

guide price

**£425,000**

### directions to this property:

Proceed out of Norwich via the Earlham Road, past the University of East Anglia on your left hand side taking a right hand turn into Wilberforce Road. Follow the road along taking a right hand turn into Rockingham Road and left hand turn into Pitchford Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105562 - 0006

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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.



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