



**Fieldview, Norwich NR5 8AQ**



**welcome to**

**Fieldview, Norwich**

**\*\*GUIDE PRICE £425,000 - £450,000\*\* \*\*SEMI DETACHED HOME CLOSE TO UNIVERSITY MAKING AN IDEAL INVESTMENT CURRENTLY RENTED AT £3050 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, under stairs cupboard, radiator, doors to bedroom, lounge, kitchen and stairs to first floor landing.

### **Bedroom**

11' x 11' 2" ( 3.35m x 3.40m )

Double glazed window to front aspect, radiator.

### **Lounge**

16' 6" x 10' 2" narrowing to 9' ( 5.03m x 3.10m narrowing to 2.74m )

Double glazed window to rear aspect, radiator.

### **Kitchen**

22' x 7' 1" max ( 6.71m x 2.16m max )

Kitchen fitted with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, ceramic hob, electric oven, stainless steel chimney style cooker hood over, cupboard housing gas fired central heating boiler, tiled flooring, door to utility area, open to dining area.

The dining area offers double glazed french doors to side aspect leading to the garden, two radiators and tiled flooring.

### **Utility Area**

9' 3" x 6' 1" narrowing to 5' 6" ( 2.82m x 1.85m narrowing to 1.68m )

Double glazed door to front aspect leading to driveway, fitted wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, plumbing and space for washing machine, and tumble dryer, space for fridge freezer, open to rear hallway.

### **Rear Hallway**

Open form utility area, doors to shower room and both bedrooms.

### **Shower Room**

Suite comprising shower cubicle with mains fed shower, low level wc, pedestal sink, tiled floor, fully tiled walls, chrome heated towel rail.

### **Bedroom**

10' 3" x 11' 10" ( 3.12m x 3.61m )

Double glazed french doors to side aspect, radiator.

### **Bedroom**

10' 4" x 15' 4" ( 3.15m x 4.67m )

Double glazed french doors to side aspect, double glazed window to rear aspect, radiator.

### **Landing**

Stairs from entrance hall, double glazed window to side aspect, doors to two bedrooms, study/bedroom and bathroom, stairs leading to second floor landing.

### **Bedroom**

14' 11" x 11' 2" max ( 4.55m x 3.40m max )

Double glazed window to front aspect, radiator.

### **Bedroom**

12' 6" x 10' 3" ( 3.81m x 3.12m )

Double glazed window to rear aspect, radiator.

### **Study**

9' 2" x 8' ( 2.79m x 2.44m )

Double glazed window to side aspect, radiator.

### **Bathroom**

Double glazed window to front aspect, suite comprising bath with mixer taps and mains shower over, low level wc, pedestal sink, vinyl flooring, extractor fan, chrome heated towel rail.

### **Second Floor Landing**

Stairs from first floor landing to second floor, over stairs storage, doors to bedroom and shower room.

### **Bedroom**

12' 4" plus recess x 12' 7" max ( 3.76m plus recess x 3.84m max )

Double glazed window to rear aspect, fitted desk furniture and wardrobes.

### **Shower Room**

Double glazed window to rear aspect, suite comprising shower cubicle with mains fed shower, low level wc, pedestal sink, extractor fan, fully tiled walls, vinyl flooring, chrome heated towel rail.

### **Outside**

Externally the property is approached via a driveway providing parking, whilst to the rear of the property there is an enclosed garden which is mainly laid to lawn.

### **Agents Note**

The property will be sold fully furnished. Fiedview is currently rented to students at £3050 pcm (inclusive of utilities) for the 2024/2025 academic year. The utility costs will also be fixed to the prospective buyer.



**view this property online** [williamhbrown.co.uk/Property/UNR105559](http://williamhbrown.co.uk/Property/UNR105559)



welcome to

## Fieldview, Norwich

- READY MADE INVESTMENT PROPERTY
- RENTED FOR THE 2024/2025 ACADEMIC YEAR
- INCOME OF £3050 PCM
- 6 BEDROOMS
- CUL DE SAC LOCATION

Tenure: Freehold EPC Rating: C

guide price

**£425,000**

### directions to this property:

Proceed out of Norwich along the Earlham Road taking a right hand turn at the roundabout onto Farrow Road. At the traffic lights take a left hand turn onto Bowthorpe Road and then right into Field view. Bear to the left where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105559 - 0008

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