









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' $6'' \times 10'$ 2" narrowing to 9' ($5.03m \times 3.10m$ 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 an 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.





welcome to

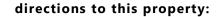
Fieldview, Norwich

- 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



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.









view this property online williamhbrown.co.uk/Property/UNR105559



Property Ref: UNR105559 - 0008 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.





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