



**Earlham Road, Norwich NR2 3RF**



**welcome to**

**Earlham Road, Norwich**

**\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\* \*\*INVESTMENT OPPORTUNITY - RETURN OF £38,940 PER ANNUM\*\*\* William H Brown are pleased to offer to the market this large Victorian home comprising 5 INDIVIDUAL FLATS with tenants in situ!!**



**Flat A**  
**Lounge / kitchen**

15' plus bay x 13' 6" max ( 4.57m plus bay x 4.11m max )  
Double glazed bay window to front aspect, ceiling rose, wood floor, electric heater, kitchen area fitted with a range of wall and base units, roll top work surfaces, inset stainless steel sink and drainer, plumbing and space for washing machine, space for fridge, freestanding cooker.

**Bedroom**

9' 4" x 11' 4" plus recess ( 2.84m x 3.45m plus recess )  
Double glazed french doors to rear aspect, wall mounted heater.

**Shower Room**

Suite comprising shower cubicle with electric shower, low level wc, pedestal sink, part tiled walls, heated towel rail, extractor fan.

**Flat B**  
**Entrance Hall**

Laminate floor, doors to all rooms.

**Shower Room**

Suite comprising shower cubicle with electric shower, low level wc, pedestal sink, part tiled walls, extractor fan, wall mounted heater.

**Kitchen**

8' 3" x 9' 3" ( 2.51m x 2.82m )  
Double glazed windows to rear and side aspect, fitted with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, tiled splash back, free standing electric cooker, space for fridge freezer, double glazed door to side aspect leading to communal garden

**Lounge**

10' 4" x 10' 6" ( 3.15m x 3.20m )  
Double glazed window to side aspect, laminate floor, electric heater.

**Bedroom**

7' 4" x 8' 3" ( 2.24m x 2.51m )

Double glazed window to side aspect, electric heater.

**Flat C**  
**Entrance Hall**  
**Shower Room**

Double glazed window to side aspect, suite comprising shower cubicle with electric shower, low level wc, pedestal sink, part tiled walls, extractor fan, wall mounted heater.

**Kitchen**

Double glazed window to side aspect, fitted with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, freestanding cooker, space for fridge, plumbing and space for washing machine, stainless steel cooker hood over, vinyl flooring.

**Lounge / Bedroom**

10' 5" plus recess x 10' 5" ( 3.17m plus recess x 3.17m )  
Double glazed window to side aspect, wall mounted heater

**Flat D**  
**Entrance Hall**  
**Bathroom**

Suite comprising bath with electric shower over, glass shower screen, pedestal sink, low level wc, fully tiled walls.

**Lounge**

15' 3" x 13' 5" ( 4.65m x 4.09m )  
Double glazed window to front aspect, electric heater.

**Kitchen**

9' 7" x 6' 4" ( 2.92m x 1.93m )  
Double glazed window to front aspect, fitted with a range of wall and base units, work surfaces over, freestanding cooker, plumbing and space for washing machine, space for fridge, vinyl flooring.

**Bedroom**

14' x 8' 3" ( 4.27m x 2.51m )  
Double glazed window rear, electric heater.

**Flat E**  
**Entrance Hall**  
**Landing**  
**Lobby**  
**Lounge / Kitchen**

11' 4" plus bay x 19' 5" max ( 3.45m plus bay x 5.92m max )  
Double glazed bay window to front aspect, kitchen area fitted with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, tiled splash back, freestanding cooker, space for fridge freezer, plumbing and space for washing machine,

**Bedroom**

10' 3" x 7' 2" max ( 3.12m x 2.18m max )  
Double glazed window to rear aspect, cupboard, electric heater, door to bathroom.

**Bathroom**

Suite comprising bath, pedestal sink, low level wc, part tiled walls. (fire door to landing)



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welcome to

## Earlham Road, Norwich

- LARGE VICTORIAN HOME
- 5 INDIVIDUAL FLATS
- GROSS INCOME OF £38,940 PER ANNUM
- GOLDEN TRIANGLE LOCATION
- COMMUNAL HALLWAY AND GARDENS

Tenure: Freehold EPC Rating: E

guide price

**£500,000**

### directions to this property:

Proceed out of Norwich via Earlham 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:  
UNR106155 - 0007

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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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