



Earlham Road, Norwich NR2 3RF

welcome to

Earlham Road, Norwich

GUIDE PRICE £475,000 - £500,000 **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)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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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

£475,000

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 - 0009

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.

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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