





**Irstead Road, Norwich NR5 8AR** 



## welcome to

# **Irstead Road, Norwich**

\*\*\*ATTTENTION INVESTORS - INVESTMENT OPPORTUNITY\*\*\* William H Brown are pleased to present to the market this ready made investment with tenants in situ for the 2024/2025 academic year producing £3000 PCM (exclusive bills)













**Entrance Hall** 

Lounge

Kitchen

**Dining Room** 

**Inner Hallway** 

**Shower Room 1** 

**Shower Room 2** 

**Bedroom One** 

**Bedroom Two** 

**Bedroom Three** 

Landing

**Bedroom Four** 

**Bedroom Five** 

**Bedroom Six** 

**Bedroom Seven** 

**Shower Room 3** 

Wc

Outside



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





#### welcome to

### Irstead Road, Norwich

- GUIDE PRICE £400,000 £425,000
- ATTENTION INVESTORS
- READY MADE INVESTMENT PRODUCING £36,000 PER **ANNUM GROSS**
- SEVEN BEDROOMS
- TENANTS LINED UP FOR 2024 / 2025 ACADEMIC YEAR

Tenure: Freehold EPC Rating: C

guide price

£400,000



# view this property online williamhbrown.co.uk/Property/UNR106165



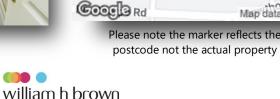
directions to this property:

where the property will be located.

Proceed out of Norwich via Dereham Road bearing left onto

Bowthorpe road proceeding over the ring road traffic lights

onto the continuation of Bowthorpe Road. Take a right hand turn into Beverley Road and then directly into Irstead Road





Property Ref: UNR106165 - 0002 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 quidance 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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