



Edgeworth Road, Norwich NR5 8JD

welcome to

Edgeworth Road, Norwich

****GUIDE PRICE £290,000-300,000- INVESTMENT OPPORTUNITY**** William H Brown are pleased to offer to the market this ready made investment opportunity sold with tenants in situ.



Entrance Hall

Door to front aspect, tiled floor, door to bedroom, kitchen and stairs to first floor.

Bedroom

13' 5" x 12' 9" max (4.09m x 3.89m max)
Double glazed window to front aspect, gas fire, radiator.

Kitchen

10' 1" x 12' 6" (3.07m x 3.81m)
Fitted kitchen with a range of wall and base units, roll top work surfaces, inset sink and drainer, gas hob, stainless steel chimney style cooker hood over, electric cooker, plumbing and space for washing machine, tiled floor, open to lounge;

Lounge

10' 1" x 12' 6" (3.07m x 3.81m)
Double glazed door to side aspect, double glazed french doors to rear aspect leading to garden, tiled floor, space for fridge freezer, doors to utility room, office to bedroom five and wc;

Wc

Suite comprising low level wc, wash hand basin, part tiled walls, tiled floor.

Utility

9' 8" x 6' 2" max (2.95m x 1.88m max)
Double glazed window to side aspect, fitted units comprising a range of wall and base units, roll top work surfaces over, tiled splash back, plumbing and space for washing machine, tiled floor.

Office

9' 7" x 8' (2.92m x 2.44m)
Double glazed window to rear aspect, tiled floor, doors to bedroom;

Bedroom

7' 1" x 11' (2.16m x 3.35m)
doors to office area.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window on stairwell, doors to all first floor bedrooms, bathroom and separate wc.

Bedroom

10' 2" x 11' (3.10m x 3.35m)
Double glazed window to rear aspect, over stairs cupboard, radiator.

Bedroom

11' 7" max x 13' max (3.53m max x 3.96m max)
Double glazed window to front aspect, built in cupboard, gas fired central heating boiler, radiator.

Bedroom

9' x 13' max (2.74m x 3.96m max)
Double glazed window to rear aspect, built in cupboard, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap, electric shower over, glass shower screen, vanity sink unit, chrome heated towel rail.

Wc

Double glazed window to front aspect, suite comprising low level wc.

Outside

The property is approached via a driveway providing off road parking whilst to the rear there is an enclosed garden laid to lawn and patio with brick built extension providing scope for extension.



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Edgeworth Road, Norwich

- GUIDE PRICE £290,000 - £300,000
- INVESTMENT OPPORTUNITY
- FIVE BEDROOMS
- CLOSE TO UEA
- DOUBLE GLAZING / GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£290,000

directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road, right into Scarnell Road and then left into Edgefield road 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:
UNR106026 - 0013

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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