

# Scarnell Road, Norwich NR5 8HT



# welcome to

# Scarnell Road, Norwich

\*\*\*QUALITY LOCATION WITHIN A SHORT DISTANCE OF THE UNIVERSITY\*\*\* William H Brown are pleased to offer to the market this FIVE BEDROOM student let being sold with tenants in situ rented at £2250 PCM / £27,000 PA. Viewing is highly recommended!













#### **Entrance Porch**

Door to front aspect, door leading to entrance hall.

## Entrance Hall

Doors to Kitchen / dining room, bedroom, stairs leading to first floor.

## Kitchen / Dining Room

15' 2" x 8' 8" max ( 4.62m x 2.64m max ) Double glazed window to front and rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces, inset stainless steel sink & drainer, fitted oven and hob with extractor hood over, door to rear lobby.

## **Rear Lobby**

Double glazed widow to rear, space for fridge freezer, gas fired central heating boiler, doors to bedroom three an rear hallway.

#### **Rear Hallway**

Double glazed windows to side aspect, double glazed door to side aspect leading to garden, door to internal passageway, doors to conservatory, wc and shower room / utility room.

#### **Utility Room / Shower Room**

Double glazed widow to rear aspect, walk in shower cubicle with electric shower, wall and base units, work surfaces over, stainless steel sink & drainer, plumbing for washing machine, extractor fan, chrome heated towel rail.

#### Conservatory

uPVC construction, double glazed windows to rear and side aspect, double glazed french doors to side aspect leading to garden, wall lighting.

### **Bedroom Four**

9' 4" plus recess x 9' 9" ( 2.84m plus recess x 2.97m )

#### Bedroom Three

9' 9" x 9' 4" plus door recess ( 2.97m x 2.84m plus door recess )

Double glazed window to rear aspect, radiator.

#### Landing

Double glazed window to rear aspect, radiator, doors leading to first floor bedrooms, shower room and wc.

#### **Bedroom Two**

11' 5" x 12' 4" max ( 3.48m x 3.76m max ) Double glazed window to front aspect, over stairs cupboard, radiator.

#### **Bedroom One**

12' 2" x 8' 8" ( 3.71m x 2.64m ) Double glazed window to front aspect, over stairs cupboard, airing cupboard, radiator.

#### **Bedroom Five**

8' 4" x 9' 4" ( 2.54m x 2.84m ) Double glazed window to rear aspect, radiator.

## W/C

Double glazed window to rear aspect, suite comprising low level wc, wash hand basin, radiator.

#### **Shower Room**

Double glazed window to side aspect, walk in shower cubicle, radiator.

#### Outside

The property is approached via a pathway leading through a low maintenance garden with the rear garden being mainly laid to lawn. There is also on street permit parking available.





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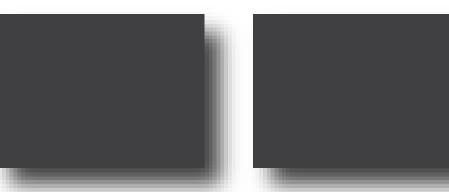
# Scarnell Road, Norwich

- MID TERRACE HOME
- FIVE BEDROOMS
- TWO SHOWER ROOMS
- COMMUNAL SPACE
- £2250 PCM INCOME / £27,000 PER ANNUM / 7.2% GROSS YIELD

Tenure: Freehold EPC Rating: D

guide price

£375,000



# view this property online williamhbrown.co.uk/Property/UNR106252



Property Ref: UNR106252 - 0004 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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#### directions to this property:

Proceed out of Norwich via the Earlham road. Upon reaching the Fiveways roundabout take the 3rd exit onto Earlham Green Lane, taking the first left onto Cunningham Road and then the third left onto Scarnell Road where the property will be located on your right hand side.





01603 667077

Friends Rd

Edgeworth Rd

Cunningham



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Please note the marker reflects the

postcode not the actual property

Friends Rd

Map data ©2024



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