



**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 window to rear, space for fridge freezer, gas fired central heating boiler, doors to bedroom three and 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 window 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.



**view this property online** [williamhbrown.co.uk/Property/UNR106252](http://williamhbrown.co.uk/Property/UNR106252)



welcome to

## 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**

### 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106252 - 0004

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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.



william h brown



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**