



Friends Road, Norwich NR5 8HN

welcome to

Friends Road, Norwich

INVESTMENT OPPORTUNITY £2200 PCM / £26,400 PER ANNUM / GROSS YIELD OF 7.0% 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, vinyl flooring, doors to bedroom and kitchen.

Bedroom Three

9' 7" x 10' 7" max (2.92m x 3.23m max)
Double glazed window to front aspect, radiator

Kitchen

15' 1" x 8' 7" max (4.60m x 2.62m max)
Double glazed window to front aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset one and a half bowl stainless steel sink and drainer, electric oven, gas hob, stainless steel and glass cooker hood over, integrated dishwasher, integrated fridge / freezer, plumbing and space for washing machine, vinyl flooring, under stairs cupboard, doors to shower room and bedroom, double glazed french doors to rear leading to conservatory;

Conservatory

15' 7" max x 13' 2" (4.75m max x 4.01m)
UPVC and brick constriction, double glazed windows to side and rear aspect, radiator, double glazed french doors to rear leading to garden.

Shower Room

Double glazed window to rear aspect, suite comprising low level wc, vanity sink unit, shower cubicle, chrome heated towel rail.

Bedroom Four

10' x 10' 8" max (3.05m x 3.25m max)
Double glazed window to rear aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to rear aspect, doors to all first floor bedrooms, shower room and separate wc.

Bedroom Two

12' 3" x 8' 9" (3.73m x 2.67m)
Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom One

12' 3" x 8' 9" (3.73m x 2.67m)
Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Five

8' 5" x 9' 4" (2.57m x 2.84m)
Double glazed window to rear aspect, radiator.

Shower Room

suite comprising shower cubicle with mains fed shower, vanity sink unit, part tiled walls, extractor fan, radiator.

Wc

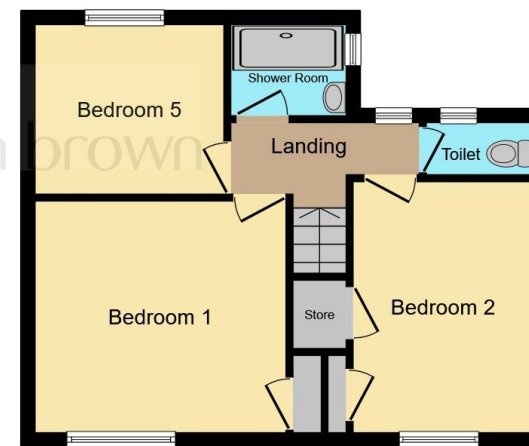
Double glazed window to rear aspect, suite comprising low level wc.

Outside

Externally the property is approached via a front garden that is laid to lawn whilst to the rear there is also an enclosed garden laid to lawn.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/UNR106253



welcome to

Friends Road, Norwich

- INVESTMENT OPPORTUNITY
- £2200 PCM INCOME / £26,400 PER ANNUM / GROSS YIELD OF 7.0% RETURN
- FIVE BEDROOMS
- CLOSE TO UEA
- DOUBLE GLAZING / GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR106253



Property Ref:
UNR106253 - 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.

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



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk