



**Enfield Road, Norwich NR5 8LF**

**welcome to**

**Enfield Road, Norwich**

**\*\*\*BUY TO LET OPPORTUNITY CLOSE TO UEA AND N&N HOSPITAL\*\*\* William h Brown are pleased to offer to th market this renovated SIX BEDROOM multiple occupancy home with potential £39,600 per annum income**



### Entrance Hall

UPVC double glazed entrance door to front aspect, LVT flooring, door to inner hallway, door to bedroom four.

### Bedroom Four

11' 6" plus recess x 6' 6" ( 3.51m plus recess x 1.98m )  
UPVC double glazed front window, radiator, double bed, bedside drawers, wardrobe, desk and chair.

### Inner Hallway

LVT flooring, two fridge freezers, cupboard storage space with gas fired central heating boiler and electric consumer unit, opening onto:

### Kitchen / Living / Dining Room

20' 4" x 9' 9" ( 6.20m x 2.97m )

Kitchen Area:

Fitted kitchen with base, wall and drawer units, work surfaces, inset stainless steel sink and drainer, tiled splashbacks, two built in electric ovens with two ceramic hobs and two stainless steel chimney style cooker hoods over, LVT flooring, radiator, UPVC double glazed rear window.

Living/Dining Area:

UPVC double glazed rear window, breakfast bar with high stalls, LVT flooring, radiator, flat screen television, door to bedroom five.

### Bedroom Five

12' x 7' ( 3.66m x 2.13m )

UPVC double glazed front window, double bed, bedside drawers, wardrobe, desk and chair, radiator.

### Utility Area

9' 8" x 4' ( 2.95m x 1.22m )

Plumbing and space for washing machine and dryer, LVT flooring, UPVC double glazed door to the rear garden, door to shower room.

### Shower Room

UPVC double glazed front window, suite comprising of shower cubicle with mains fed shower, low level wc, vanity sink unit, extractor fan, radiator, LVT flooring.

### Wc

UPVC double glazed rear window, suite comprising low level wc, vanity sink, extractor fan, radiator.

### Landing

Staircase leading from entrance hall to first floor landing, two UPVC double glazed side windows, doors all first floor bedrooms and shower room, access to loft space.

### Bedroom One

15' 7" x 10' max ( 4.75m x 3.05m max )

UPVC double glazed rear window, built in cupboard, double bed, bedside drawers, wardrobe, desk and chair, radiator.

### Bedroom Two

14' 6" x 10' ( 4.42m x 3.05m )

UPVC double glazed rear window, double bed, bedside drawers, wardrobe, desk and chair, radiator.

### Bedroom Three

10' 7" max x 8' 9" ( 3.23m max x 2.67m )

UPVC double glazed front window, built in over stair cupboard, double bed, bedside drawers, wardrobe, desk and chair, radiator.

### Bedroom Six

10' x 11' 3" plus recess ( 3.05m x 3.43m plus recess )  
UPVC double glazed front window, built in cupboard, double bed, bedside drawers, , desk and chair, radiator.

### Shower Room

UPVC double glazed rear window, suite comprising of shower cubicle with electric shower, low level wc, vanity sink unit, chrome heated towel rail, LVT flooring, extractor fan.

### Outside

The property is approached via a tandem brickweave driveway offering ample off road parking. To the rear of the property there is enclosed garden mainly laid to lawn with shingle and patio area.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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/UNR106331](http://williamhbrown.co.uk/Property/UNR106331)



welcome to

## Enfield Road, Norwich

- HOUSE OF MULTIPLE OCCUPANCY
- SIX BEDROOM HOME
- TWO SHOWER ROOMS AND SEPARATE WC
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- IDEALLY SITUATED FOR THE UEA AND N&N HOSPITAL

Tenure: Freehold EPC Rating: D

**£450,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/UNR106331](http://williamhbrown.co.uk/Property/UNR106331)



Property Ref:  
UNR106331 - 0003

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.

### directions to this property:

From the UEA at Earlham road proceed into Wilberforce Road following the road along taking a right hand turn into Taylor Road and then bear right into Enfield Road where the property will be located on your left hand side.



william h brown



**01603 667077**



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



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](http://williamhbrown.co.uk)