







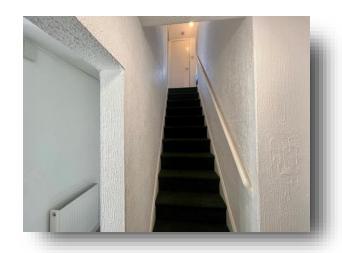


welcome to

George Borrow Road, Norwich

INVESTMENT OPPORTUNITY WITH TENANTS IN SITU This three/four bedrooms property is located in the highly sought-after NR4 postcode within walking distance to the UEA. This would make the ideal investment purchase with students already in situ for the academic year!













Kitchen / Diner

Double glazed rear and side window, door to rear, fitted with kitchen with base, wall and drawer units, work surfaces, sink unit and drainer, gas oven with electric hob and cooker hood over, radiator.

Wet Room

Modern wet room with wall mounted shower, wash hand basin, WC, double glazed front window, radiator.

Lounge / Bedroom

Double glazed front window, patio door to the rear garden, radiator.

Ground Floor Wc

WC, wash hand basin, radiator, double glazed side window.

First Floor Landing

Doors to all bedrooms, airing cupboard, double glazed rear window.

Bedroom One

Double glazed rear and side window, radiator, door to en-suite.

Bedroom Two

Double glazed rear window, radiator.

Bedroom Three

Double glazed front window, two over stair storage cupboard, radiator.

Outside

To the front of the property there is a garden area enclosed by fencing with a side access gate. To the rear of the property there is a lawned garden with a storage shed.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

George Borrow Road, Norwich

- No Onward Chain
- Fantastic Investment Opportunity
- Selling with Tenants in Situ
- Popular NR4 Postcode
- Let for £1600 PCM
- Close to UEA and the N&N

Tenure: Freehold EPC Rating: D

guide price

£270,000 - £280,000



view this property online williamhbrown.co.uk/Property/UNR104358



Property Ref: UNR104358 - 0005 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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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.



Please note the marker reflects the postcode not the actual property





01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk