



Shepherd Close, Norwich NR5 8HS

welcome to

Shepherd Close, Norwich

GUIDE PRICE £290,000 - £300,000 - PRODUCING OVER 7.2% RETURN An extended property located on the doorstep of the UEA being sold with tenants in situ for 2024/2025 & 2025/2026 academic years.



Entrance Porch

UPVC door to front aspect, double glazed window to side aspect, fitted cupboard for storage, door to entrance hall;

Entrance Hall

Double glazed door to front aspect, laminate flooring, under stairs storage cupboard, radiator, stairs to first floor landing, doors to bedroom four and kitchen.

Bedroom Four

12' max plus bay x 13' 7" (3.66m max plus bay x 4.14m)
Double glazed bay window to front aspect, laminate flooring, radiator.

Kitchen

8' 6" x 21' (2.59m x 6.40m)
Open plan kitchen with a comprehensive range of solid wood wall and base units work surfaces over, inset one and a half bowl sink and drainer, gas hob, electric oven, space for fridge, radiator, door to utility area, open to lounge / dining room;

Lounge / Dining Room

10' 6" x 17' 3" (3.20m x 5.26m)
Three double glazed windows to rear aspect, three Velux windows, wood floor, open plan to kitchen, radiator, double glazed french doors to rear aspect leading to garden,

Utility Area

Double glazed window to side aspect, plumbing and space for washing machine, vinyl flooring, radiator, double glazed door to side aspect leading to garden, door to bathroom;

Bathroom

Double glazed window to side aspect, modern suite comprising bath with mains shower over and folding glass shower screen, pedestal sink, low level wc, vinyl flooring, extractor fan, chrome heated towel rail.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, loft access, doors to all first floor bedrooms and bathroom.

Bedroom One

12' x 12' plus recess (3.66m x 3.66m plus recess)
Double glazed window to front aspect, two built in cupboards, radiator.

Bedroom Two

8' 6" x 13' 5" (2.59m x 4.09m)
Double glazed window to rear aspect, built in cupboard, vinyl floor, radiator.

Bedroom Three

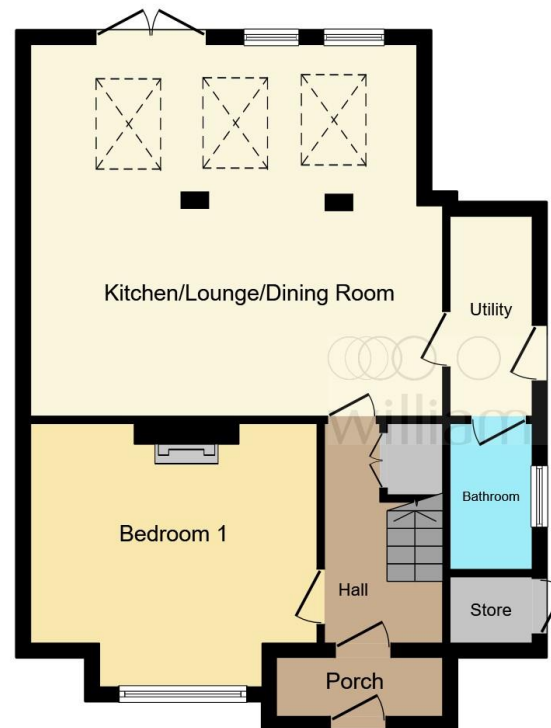
9' 2" x 8' 5" max (2.79m x 2.57m max)
Double glazed window to rear aspect, laminate floor, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap and mains shower over, low level wc, wash hand basin, part tiled walls, vinyl flooring, chrome heated towel rail.

External

The property is approached via a driveway providing off road parking. There is external storage that also houses the gas fired central heating boiler. To the rear there is an under cover decked area which provides access to the summer house whilst the main garden is paved.



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



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Shepherd Close, Norwich

- GUIDE PRICE £290,000 - £300,000
- SEMI DETACHED HOUSE
- EXTENDED
- SOLD WITH TENANTS IN SITU
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

£290,000

directions to this property:

Head out of Norwich along the Earlham Road taking your third exit at the Fiveways roundabout onto Earlham Green Lane. Take a left hand turn into Cunningham Road, then left into Friends road bearing around to the right where Shepherd Close 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:
UNR106533 - 0004

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