



Colman Road, Norwich NR4 7HE

welcome to

Colman Road, Norwich

CURRENTLY RENTED WITH TENANTS IN SITU - TENANTS LINED UP FOR THE 2024/2025 ACADEMIC YEAR AT £1955 PCM William H Brown are pleased to offer to the market this extended student house making an ideal investment purchase!



Entrance Hall

Door to front aspect, door to bedroom, open to inner hallway, stairs to first floor.

Double Bedroom

9' x 10' 7" narrowing to 9' (2.74m x 3.23m narrowing to 2.74m)
Double glazed window to front aspect, radiator.

Inner Hallway

Open from entrance hall, under stairs cupboard, radiator, doors to bedroom, kitchen, shower room and lounge.

Single Bedroom

8' 10" narrowing to 7' " plus bay x 8' (2.69m narrowing to 2.13m plus bay x 2.44m)
Double glazed window to front aspect, radiator.

Kitchen

13' x 7' max (3.96m x 2.13m max)
Double glazed window to side and rear aspect, range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, ceramic hob, electric oven, over head cooker hood, space for fridge, plumbing and space for washing machine, tiled floor, gas fired central heating boiler, double glazed door leading to garden.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer taps, electric shower over and glass screen, low level wc, pedestal sink, fully tiled walls, tiled floor, extractor fan, chrome heated towel rail.

Lounge

12' 1" x 10' max (3.68m x 3.05m max)
Radiator, double glazed french doors leading to conservatory.

Conservatory

9' x 9' (2.74m x 2.74m)
uPVC and brick construction, vinyl flooring, french doors leading to garden.

Landing

Stairs leading from entrance hall to first floor, doors leading to first floor bedrooms and shower room.

Double Bedroom

11' 11" x 10' narrowing to 7' (3.63m x 3.05m narrowing to 2.13m)
Double glazed window to front aspect, loft access, radiator.

Double Bedroom

9' x 10' narrowing to 9' 6" (2.74m x 3.05m narrowing to 2.90m)
Double glazed window to front aspect, over stairs cupboard, radiator.

Study / Bedroom

7' narrowing to 6' " x 8' 10" (2.13m narrowing to 1.83m x 2.69m)
Double glazed window to rear aspect, radiator.

Shower Room

Double glazed window to rear aspect suite comprising shower cubicle with mains fed shower, low level wc, pedestal sink, extractor fan, chrome heated towel rail.

Outside

The property is approached via a pathway leading to the front door whilst to the rear there is an enclosed garden which is mainly laid to lawn with mature shrubs and bicycle shed.



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welcome to

Colman Road, Norwich

- SEMI DETACHED HOUSE
- FIVE BEDROOMS
- TENANTS SIGNED FOR THE 2024/2025 ACADEMIC YEAR AT £1955PCM
- CONSERVATORY
- INVESTORS ONLY

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



directions to this property:

Proceed out of Norwich along the Unthank Road. At the traffic lights bear right onto Colman Road where the property will be located on your right hand side just after Jessopp Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR105382 - 0009

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