

Ben Allman  
Estate & Letting Agents

474A Earlham Road  
, Norwich, NR4 7HP  
Guide price £375,000





# 474A Earlham Road, Norwich, NR4 7HP

AVAILABLE TO INVESTORS ONLY, WITH TENANTS IN SITU GENERATING £33,600 PER ANNUM.

Situated within comfortable walking distance of the University of East Anglia, this well-presented four bedroom semi-detached house offers an excellent investment opportunity. The property is fully let and currently generates an annual income of £33,600, making it ideally suited to investors seeking a ready-made rental asset.

The accommodation is arranged over two floors and has been thoughtfully configured for student or professional sharers. On the ground floor there is a fitted kitchen with rear access, a communal sitting room, a separate WC and a spacious ground floor bedroom, which benefits from its own en-suite shower room. To the first floor, three further double bedrooms are accessed from the landing, each enjoying the convenience of a private en-suite.

Externally, the property offers a gravel driveway providing off-road parking, along with a low-maintenance gravel garden to the rear. The location is particularly attractive due to its proximity to the university, local amenities and transport links.

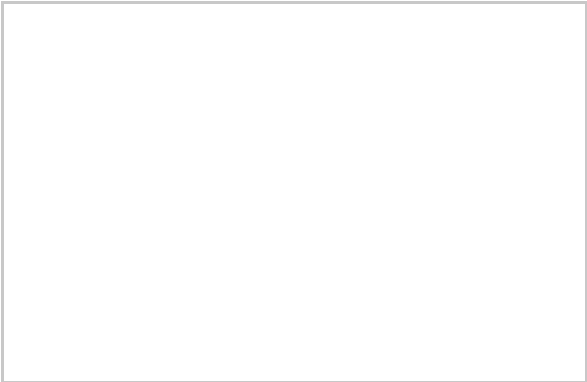
The property is available to investors only and is offered as an ongoing rental with tenants in situ, providing immediate rental income from completion.



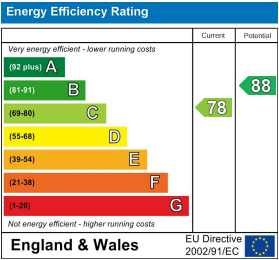
## Area Map



## Floor Plan



## Energy Efficiency Graph



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