

Total floor area 78.7 m² (848 sq.ft.) approx.
 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 orientations 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.propertybox.io

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Lindley Street, Norwich, NR1 2HF

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welcome to

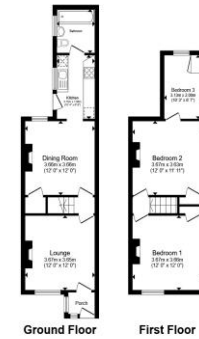
Lindley Street, Norwich

Portfolio of four established buy-to-let properties on Lindley Street, Norwich, comprising two 2-bedroom terraced houses and two 3-bedroom homes. Available as a bulk purchase for £750,000, the properties are offered vacant and chain free or with tenants currently under notice,



Total floor area 74.7 m² (804 sq.ft.) approx

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Total floor area 70.9 m² (760 sq.ft.) approx

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Description

An excellent opportunity to acquire a portfolio of four established buy-to-let properties located on Lindley Street, Norwich. Offered as a bulk purchase with a guide price of £750,000, this package presents an attractive proposition for investors seeking to expand their residential portfolio with proven rental assets.

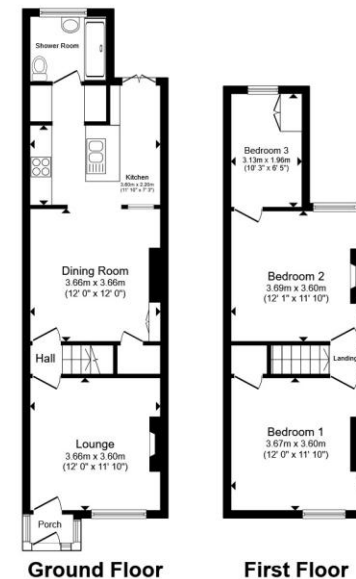
The portfolio comprises two well-presented two-bedroom terraced houses and two spacious three-bedroom properties, all of which have enjoyed a successful rental history. The properties are available either vacant and chain free or with existing tenants currently under notice to vacate, providing flexibility for both owner-occupiers and investors wishing to re-let or reposition the assets.

Situated within easy reach of Norwich city centre, local amenities, transport links and employment hubs, the properties benefit from strong rental demand and offer excellent long-term investment potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete

your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Total floor area 83.3 m² (897 sq.ft.) approx

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welcome to

Lindley Street, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Portfolio of four residential properties
- Two 2-bedroom terraced houses
- Two 3-bedroom houses
- Properties offered vacant and chain free, or with tenants under notice

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

guide price

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144964



Property Ref:
NOR144964 - 0002

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk