



- Currently achieving a rental income of £1,500 per month
- A fantastic investment opportunity with further potential to increase yield.
- Excellent proximity to the University of East Anglia and Norfolk and Norwich University Hospital
- Fitted kitchen with direct access to the rear garden
- Shared reception room
- Four bedrooms in total, including one ground-floor bedroom
- Double glazing and gas central heating
- Mature, enclosed rear garden
- Garage to the rear.
- Easy access to local supermarkets public transport and Norwich city Centre

Situated in a popular residential area to the west of Norwich city centre, this semi-detached house represents a fantastic investment opportunity. The property is currently let at £1,500 per calendar month, providing an attractive rental income. Offering spacious and versatile accommodation, the property comprises an entrance hall, bay-fronted lounge, fitted kitchen/diner with direct access to the rear garden, and a ground floor bedroom or second reception room. While this room is not currently being let as a bedroom, it offers the flexibility to be used as one if required, potentially generating additional income. To the first floor, there are three further bedrooms and a family bathroom accessed from the landing. The property also benefits from double glazing and gas central heating throughout. Externally, the property features an enclosed front garden, while the rear boasts a mature and well-established garden, providing a pleasant outdoor space. A single garage is located at the far end of the rear garden. With its strong rental income, spacious accommodation and flexible layout, this property offers an excellent opportunity for investors seeking a well-positioned investment in Norwich.

Location

Located within the sought-after NR5 postcode, this property enjoys an excellent and convenient location, with easy access to the University of East Anglia, Norfolk and Norwich University Hospital, and Spire Hospital. A range of everyday amenities are also within easy reach, including Co-op and Tesco supermarkets, as well as a variety of local shops, restaurants, and pubs. Excellent public transport links provide straightforward access to Norwich city centre, where a wider selection of retail, dining, and leisure facilities can be found. The property is also ideally positioned close to a number of attractive parks and green spaces, including Earlham Park and Eaton Park, providing excellent opportunities for walking, recreation, and outdoor activities.



Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805