

57 MILL HILL ROAD

NORWICH, NR2 3DR

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An imposing four storey Victorian property in a highly sought-after location within the prestigious Golden Triangle, currently run as an HMO. It offers enormous potential.

Norwich Market 0.9 Mile | UEA 1.7 Miles | Norwich Station 2.6 Miles | Norwich City Airport 3.1 Miles
(All distances approximate)

Waveney & Broads
ESTATE AGENTS

Contact: George Berry
01603 575779
george@waveneyandbroads.co.uk

57 Mill Hill Road

The property is a spacious and imposing Victorian mid-terrace house. It has been greatly improved by the current owner including the conversion of the lower ground floor into an open plan kitchen/dining/living space. The property is currently used as an HMO and until very recently has been let to students. There is huge investment potential to continue to use the property in its current guise or alternatively subject to planning permission, convert it back to a home.

The ground floor is currently set up with two double bedrooms and a bathroom but these would have been originally reception rooms. The first floor equally has two double bedrooms and a bathroom and the second floor offers an excellent bedroom with ensuite shower room. The bedroom has a study area which is afforded far-reaching views.

In addition to the open plan living space on the lower ground floor there is a



further kitchen/utility area with sink, oven, hob and space and plumbing for a washing machine, plus a door to outside.

The property has on street permit parking and a courtyard area to the rear with shed/bike store. Beyond is a further area of garden, accessed by a small flight of steps.

Location

The property is located within the highly sought-after Heigham Grove area within the prestigious Golden Triangle of Norwich. Norwich Market 0.9 mile, UEA 1.7 miles, Norwich Station 2.6 miles and Norwich City Airport 3.1 miles. (All distances approximate)

Agent's Note

1) There is a side access, over which the neighbouring two properties have





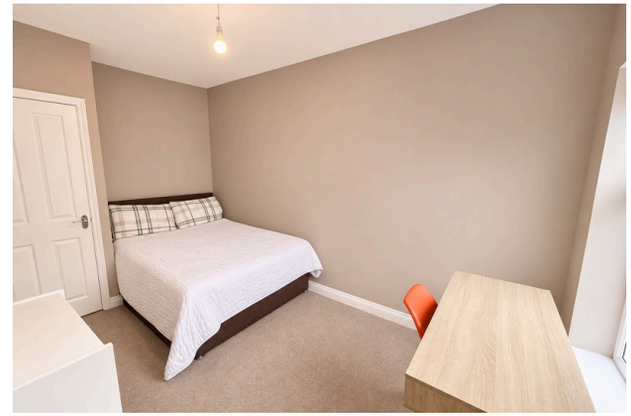




















rights of way to their rear gardens.

2) The property currently has planning consent for use as an HMO and it will require planning permission to return to a home. Any interested party requiring a mortgage will need to speak with their advisor.

3) Further information about the income levels can be provided upon request.

Services

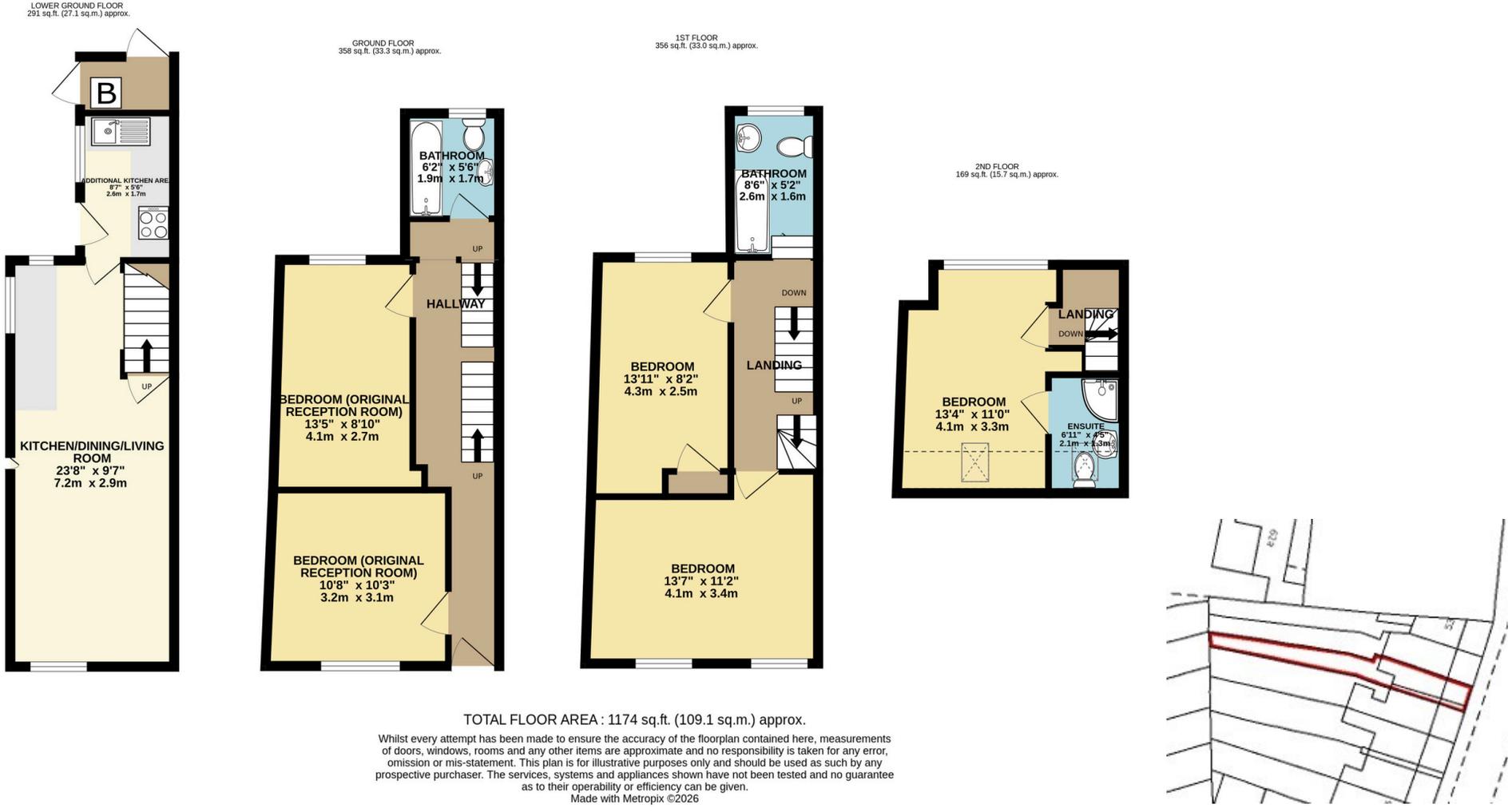
Mains electricity, water and drainage. Gas fired central heating. (Please note these have not been tested by Waveney and Broads)

Viewings

Strictly by prior appointment with the vendors' sole selling agent, Waveney and Broads.

Directions

What3Words: ///resist.layers.puts



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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