



Pitchford Road, Norwich - NR5 8LQ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Pitchford Road

Norwich

NO CHAIN! EXCELLENT STUDENT INVESTMENT OPPORTUNITY CURRENTLY RENTED and ACHIEVING £1935 PCM. Situated close to the University of East Anglia you will find this MID-TERRACE HOME currently a HMO which has been a successful STUDENT RENTAL INVESTMENT & HMO over the past few years. The internal accommodation comprises an entrance hall, sitting room, kitchen, two bedrooms, utility room, and shower room to the ground floor. On the first floor there are three ample bedrooms, shower room and W.C off landing. Outside there is OFF ROAD PARKING to the front and an ENCLOSED LAWN REAR GARDEN. The house benefits from double glazing, gas heating. Whilst the property is currently let as an HMO it would also make an ideal FIRST TIME PURCHASE with no onward chain.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Student Rental Investment Or First Time Purchase
- Close to UEA & Hospital
- Mid-Terrace
- Five Ample Bedrooms
- Two Bathrooms
- Private Garden & Driveway Parking
- Achieving £1935 PCM

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

To the front there is shingled off road parking for multiple vehicles with the main entrance door located to the front. There is also a shared passageway to the right hand side leading to the rear garden.



THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. To the left of the hallway there are then two double sized student bedrooms, one to the front and one to the rear - both furnished with the appropriate bed, desk, wardrobe etc. Also off the hallway you will find the kitchen, fully fitted with ample cupboard storage and work surfaces over with integrated electric oven and hob, as well as space for dining table and fridge/freezer and the wall mounted gas fired boiler. Beyond the kitchen is a rear lobby giving access to the garden and also housing space and plumbing for the washing machine and further fridge/freezer. The lobby leads to a ground floor shower room, W.C and the communal sitting room to the rear opening onto the rear garden.

Heading up to the first floor landing you will find a separate W.C to the front and shower room to the rear. You will then find three further double sized student bedrooms all furnished to the same standard, one to the front and two to the rear.

FIND US

Postcode: NR5 8LQ

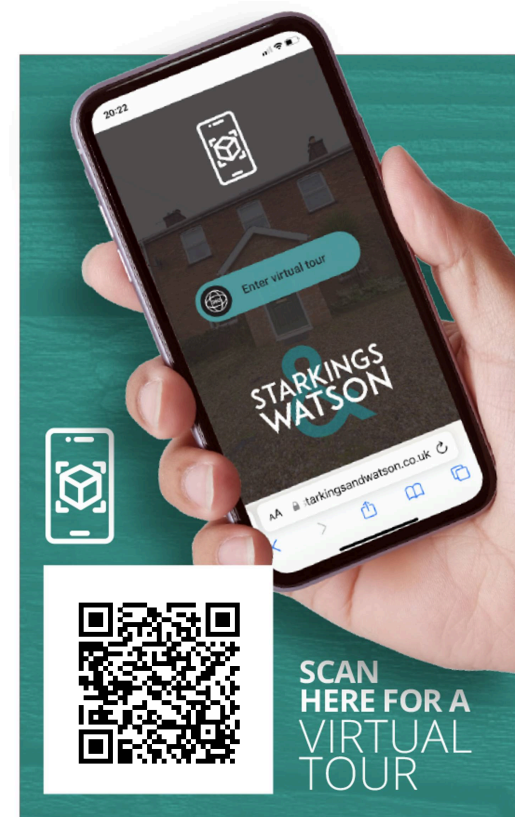
What3Words :///pool.crisp.record

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property holds an active HMO licence.



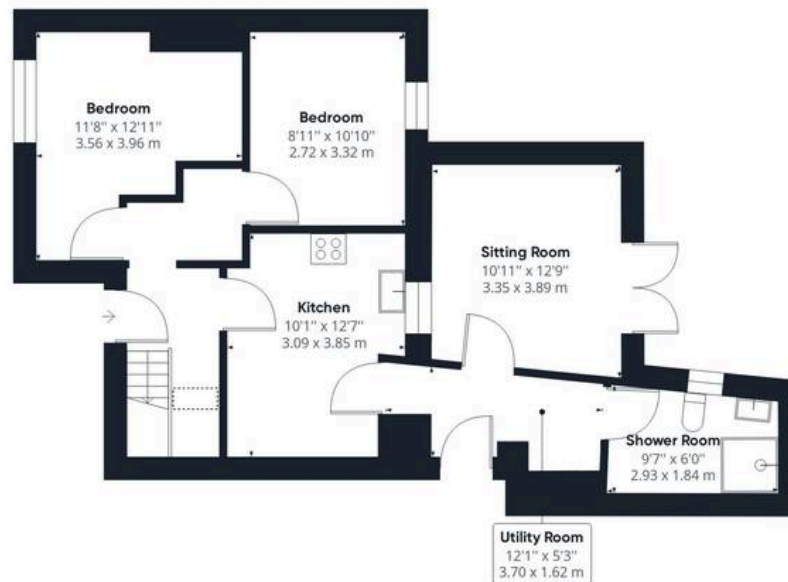




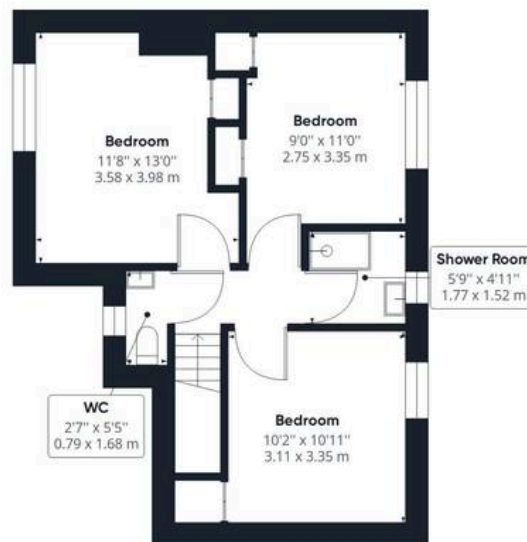
THE GREAT OUTDOORS

To the rear of the property there is an enclosed rear garden mainly laid to lawn with timber fencing enclosing. There is a paved pathway and a timber shed also as well as shared passageway access leading to the front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1122.10 ft²
104.25 m²

Reduced headroom

3.15 ft²
0.29 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.