



Ladysmock Way, Norwich NR5 9FG

welcome to

Ladysmock Way, Norwich

****PASSIVHAUS**** The property benefits from superior insulation, mechanical ventilation with heat recovery (MVHR), and significantly reduced energy bills. This is a fantastic opportunity to own a future-proof, eco-friendly home that is tenanted and produces £18,000 per annum (Yield of 7.5%).



An opportunity to acquire a modern Passivhaus located within the popular suburb of Bowthorpe close to local amenities and access to the city centre. This beautifully designed home is built to exceptional energy-efficiency standards, offers a perfect blend of modern comfort, sustainability, and stylish living. The home features a bright and spacious open-plan living area, with large triple-glazed windows that flood the space with natural light while maintaining excellent thermal performance. The contemporary kitchen is fully fitted with appliances and seamlessly connects to the dining and lounge areas, creating an ideal space for both everyday living and entertaining. Upstairs, on the first floor there are two well-proportioned bedrooms along with a sleek, modern family bathroom, to the second floor there is a further bedroom and master bedroom with en-suite shower room. The property benefits from superior insulation, mechanical ventilation with heat recovery (MVHR), and significantly reduced energy bills, ensuring a comfortable indoor climate all year round. Situated in a convenient location close to local amenities, schools, and transport links, this is a fantastic opportunity to own a future-proof, eco-friendly home that is tenanted and produces £18,000 per annum (Yield of 7.5%).

Accommodation

Location

Viewings

Agents Note

Agents Note



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welcome to

Ladysmock Way, Norwich

- Modern Passivhaus four-bedroom three storey mid terrace house
- Currently tenanted producing £18,000 per annum
- Located within a popular suburb of Norwich
- SOLD VIA AUCTION
-

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144142 - 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.



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