



**Clarkson Road, Norwich NR5 8EE**

**welcome to**

**Clarkson Road, Norwich**

GUIDE PRICE £230,000-£240,000 - INVESTMENT PURCHASE BEING SOLD WITH TENANTS IN SITU FOR THE 2026/2027 ACADEMIC YEAR £1600 PCM / £19,200 P.A



### **Entrance Hall**

UPVC door to front aspect, door to lounge / dining room, stairs to first floor landing.

### **Lounge / Dining Room**

19' 3" x 11' 11" max ( 5.87m x 3.63m max )

UPVC double glazed windows to front and rear aspects, fireplace, radiator, door to kitchen

### **Kitchen**

11' 7" x 8' 10" ( 3.53m x 2.69m )

UPVC double glazed window to rear and side aspects, fitted kitchen comprising a range of wall and base units, roll top works surfaces over, inset stainless steel one and a half bowl sink and drainer, electric oven, gas hob, stainless steel chimney style cooker hood over, plumbing and space for washing machine and dishwasher, under counter space for fridge, space for freezer, wall mounted gas fired central heating boiler, door to bedroom four.

### **Bedroom Four**

9' 10" x 8' 4" ( 3.00m x 2.54m )

Double glazed windows to front and side aspect, laminate flooring, radiator.

### **Landing**

Stairs from entrance hall to first floor landing, doors to all rooms.

### **Bedroom One**

12' x 9' 4" ( 3.66m x 2.84m )

Double glazed window to front aspect, radiator.

### **Bedroom Two**

12' 8" x 8' 8" ( 3.86m x 2.64m )

Double glazed window to front and side aspects, radiator.

### **Bedroom Three**

11' 11" x 9' 5" ( 3.63m x 2.87m )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Suite comprising bath with mixer tap and shower

attachment over, low level wc, pedestal sink, fully tiled walls, tiled floor, chrome heated towel rail.

### **Shower Room**

UPVC double glazed window to rear aspect, suite comprising shower cubicle, low level wc, wash hand basin, tiled splash back, tiled floor.

### **External**

The property is approached via a driveway providing parking whilst to the rear there is a large garden mainly laid to lawn.



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## Clarkson Road, Norwich

- SEMI DETACHED HOME
- FOUR BEDROOMS
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- POPULAR WEST CITY LOCATION CLOSE TO UEA
- BATHROOM AND SEPARATE SHOWER ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £230,000



### directions to this property:

Proceed out of Norwich via the Dereham Road continuing until the junction of Larkman Lane. Take a left hand turn into Larkman Lane then left into Clarkson Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106952 - 0004

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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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