



Clarkson Road, Norwich NR5 8EE

welcome to

Clarkson Road, Norwich

GUIDE PRICE £240,000-£250,000 - 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

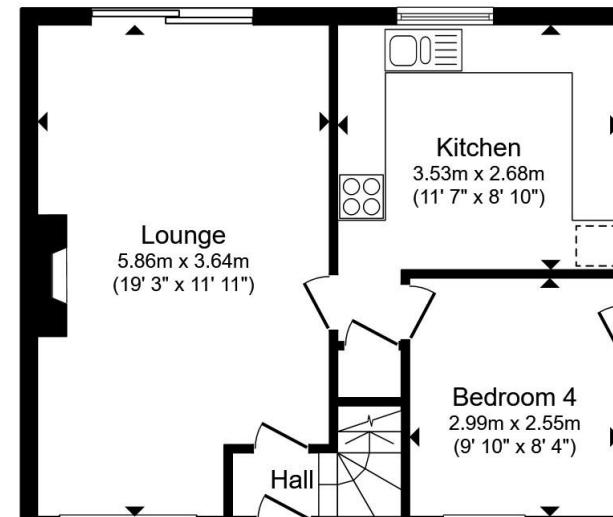
Suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, fully tiled walls, tiled floor, chrome heated towel rail.

Shower Room

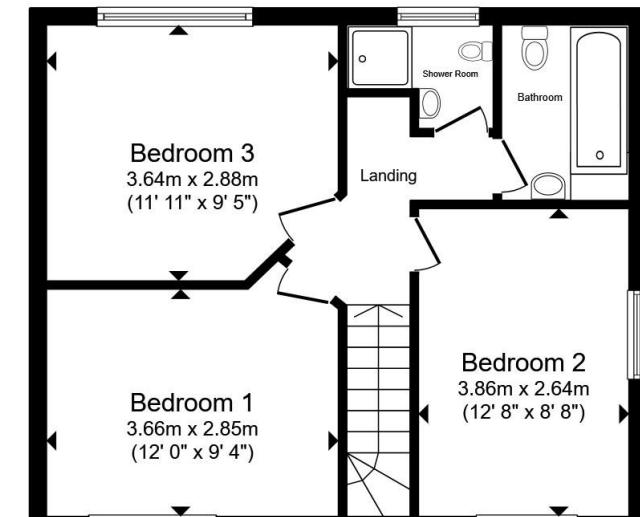
UPVC double glazed window to rear aspect, suite comprising shower cubicle, low level wc, wash hand basin, tiled splash back, tiled floor.

External

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



Ground Floor



First Floor

Total floor area 89.9 m² (968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

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

£240,000



view this property online williamhbrown.co.uk/Property/UNR106952

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



Property Ref:
UNR106952 - 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.

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