

abbotFox



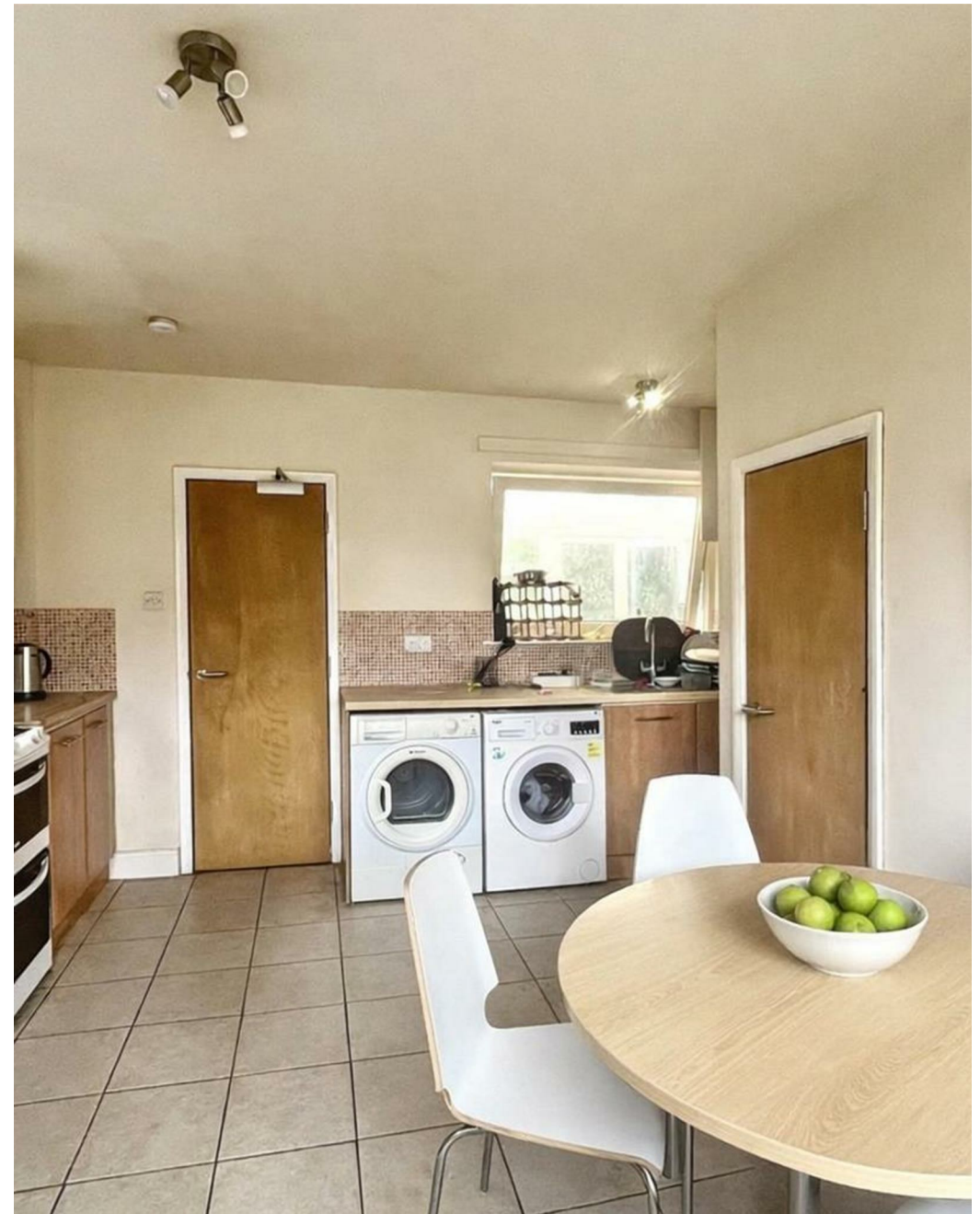
Norwich, NR2

Guide Price £315,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this spacious, semi-detached house set within easy reach of a wealth of amenities, including, parks, shops, university and hospital. Having been run as a successful HMO investment, this home represents a ready made opportunity for an investor.

The accommodation is neatly arranged throughout and offers a high degree of flexibility, with the property currently comprising, five bedrooms and generous living accommodation. Externally, the property benefits from ample off-road parking, and a private, enclosed rear garden, with potential to extend (STPP)

An internal viewing comes highly recommended to appreciate the space this home offers.

****Guide price £315,000 - £330,000****

The property is let from 1st September 2025 to 28th May 2027 for £1,800 per calendar month, excluding bills.



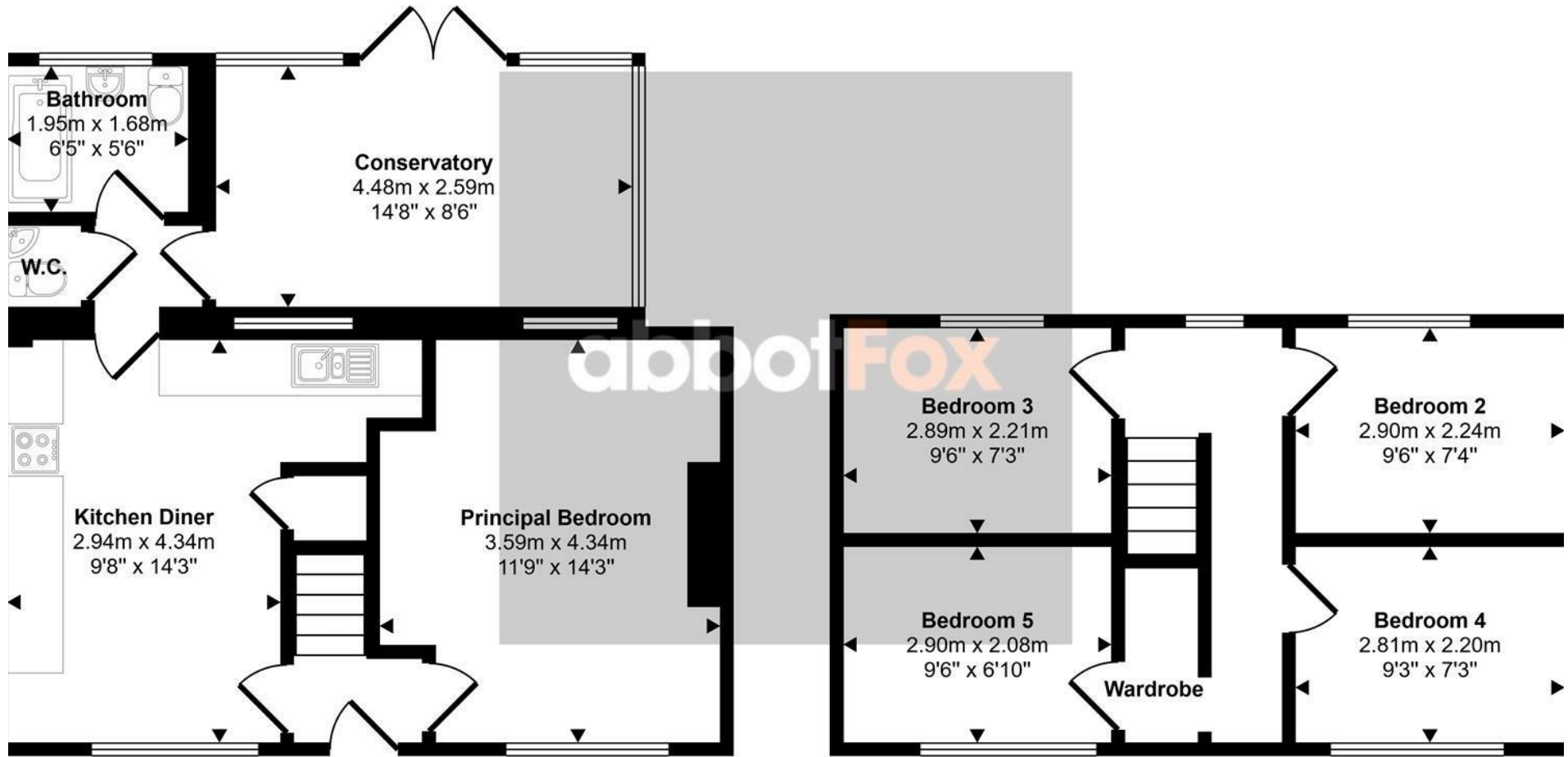




THE HIGHLIGHTS _____

- Semi-detached house
- Five bedrooms
- Generous living accommodation
- Flexible layout, ideal for investors or a family
- Easy access to University, local shops and services
- Viewing advised

Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 54 sq m / 578 sq ft

First Floor
Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING - C

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.