

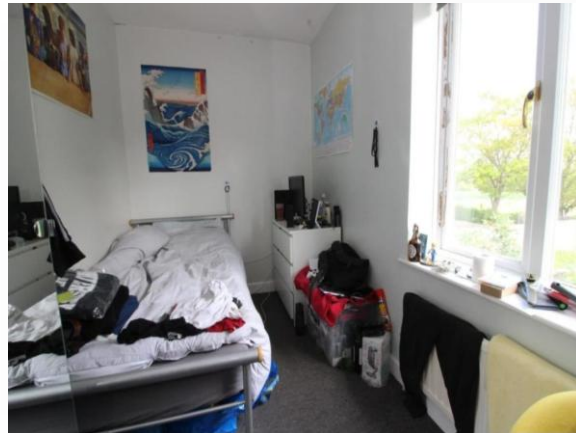


Ranworth Road, Norwich, NR5 8DY

welcome to

Ranworth Road, Norwich

An excellent investment opportunity, this well-presented four-bedroom student let is ideally located close to local amenities and offers convenient transport links to the UEA and Norwich city centre. The property features a modern fitted kitchen, spacious communal living area, enclosed rear garden.



Description

Ideally positioned within easy reach of a wide range of local amenities and benefitting from excellent transport links to both the University of East Anglia and Norwich city centre, this property is perfectly suited to the student rental market.

The accommodation comprises a modern fitted kitchen, a generous communal living area providing ample space for tenants to relax and socialise, and four well-proportioned bedrooms. The property is designed to offer comfortable and practical student living throughout. Externally, the property enjoys an enclosed rear garden, ideal for outdoor use, whilst on-street parking is available to the front.

Currently let and achieving an annual rental income of £19,200 per annum, this property represents a fantastic turnkey investment opportunity for landlords seeking an addition to their portfolio with an established income stream already in place.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Ranworth Road, Norwich

- Four-bedroom student investment property
- Spacious communal living area
- On-street parking available
- Excellent transport links to UEA and Norwich city centre
- Investment opportunity
- Close to local shops, amenities and services

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144629 - 0003

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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