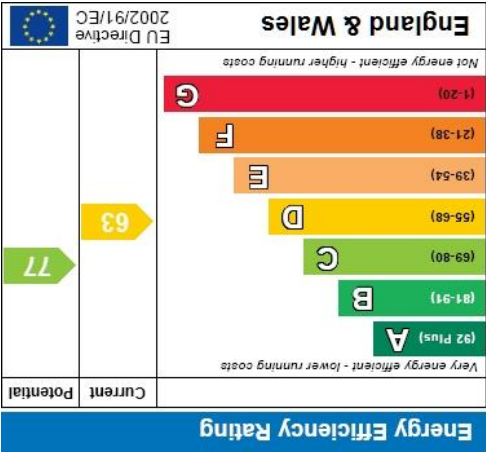


Norwich Office - Sales, Lettings and Auctions

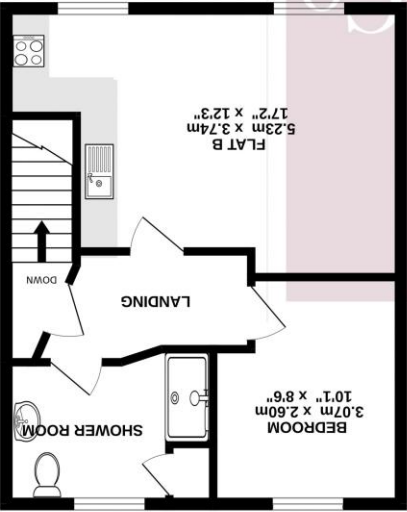
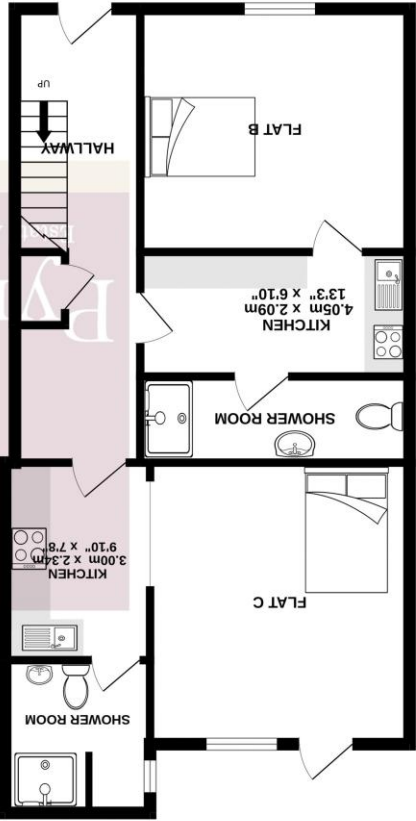
46 Rose Lane, Norwich, Norfolk, NR1 1PN

Tel: 01603 305805

homes@pymmand.co.uk lettings@pymmand.co.uk



TOTAL FLOOR AREA: 101.1 sq.m. (1089 sq.ft.) approx.  
This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not rely on these own reflections.  
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91 Unthank Road, Norwich, Norfolk. NR2 2PE  
Price £275,000

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- A truly magnificent investment opportunity
- Three self-contained apartments
- Two located on the ground floor
- One located on the first floor
- Private garden to the ground floor rear apartment
- Potential combined annual rental income of £22,800
- Prime Golden Triangle location, South of the City centre
- Surrounded by an excellent selection of bars, restaurants and cafes
- Close proximity to the UEA and Norfolk and Norwich University Hospital

This attractive red brick Victorian mid terrace property presents an excellent investment opportunity, comprising three self contained one bedroom apartments in a highly desirable location. With a potential annual yield of £22,800, the property offers a ready made asset with a mix of accommodation styles appealing to a range of tenants. A communal entrance hall provides access to the building, featuring useful understairs storage and a staircase leading to the first floor apartment. Apartment A is positioned on the ground floor to the front of the building and offers well proportioned accommodation comprising a fitted kitchen, shower room and double bedroom. The apartment benefits from double glazing and electric heating. Apartment C is located on the ground floor to the rear and features a fitted kitchen opening into a living/bedroom with direct access to a private rear garden. Additional accommodation includes a shower room with adjoining utility area with space for washing machine. This apartment also benefits from double glazing and electric heating. Apartment B occupies the first floor and comprises an entrance hall leading to a bright open plan living space incorporating a fitted kitchen and lounge area a double bedroom and a bathroom with a useful utility cupboard with plumbing for wash machine. The apartment benefits from gas central heating and double glazing. Situated in a sought after residential area, this versatile multi unit property offers investors the opportunity to acquire a substantial Victorian building with strong rental potential and scope for long term capital growth.

Location

Nestled in the Golden Triangle just South West of the City centre and one of Norwich’s most sought after areas, Unthank Road offers a truly exceptional location that seamlessly combines City convenience with a sense of community. Perfectly positioned for students, the University of East Anglia is just minutes away, making this an ideal base for those pursuing academic excellence. Professionals will also appreciate the proximity to the Norfolk and Norwich Hospital, providing effortless access for medical staff and healthcare workers. The property enjoys unrivalled centrality, with Norwich’s vibrant city centre just a short stroll away. Here, residents can explore a rich variety of boutiques, cafes, artisan coffee shops, and top-tier restaurants, ensuring there is always something to suit every taste and lifestyle. The nearby Jenny Lind Park, a beautifully maintained green space is perfect for leisurely walks, outdoor play, or weekend relaxation. Daily conveniences are also at your fingertips, with a Tesco Express and other essential amenities just moments from your door. For dining and local culture, the bustling Unthank Road is within easy walking distance, offering a curated mix of independent shops, popular eateries, and the renowned William and Florence restaurant, a favourite among locals. The area’s strong sense of community is complemented by excellent transport links: the A11 and A47 are easily accessible, providing swift connections to the wider region, while Norwich City centre and the train station are just a short journey away.



Agents Note - Anti Money Laundering  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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