



309 Aylsham Road | | Norwich | NR3 2AB

Guide Price £325,000

**** GUIDE PRICE £325,000 - £350,000 - EXCELLENT LONG TERM SUCCESSFUL INVESTMENT OPPORTUNITY WITH A RENTAL INCOME OF £43,500 PER ANNUM & YIELD OF 12.43% - NO CHAIN - FULLY TENANTED WITH PROFESSIONALS**** Situated in the ever-popular NR3 area with excellent access to Norwich City Centre, this substantial six-bedroom detached property in good order throughout and offers a standout investment opportunity rarely available on the market. The spacious layout includes an entrance/dining room, lounge, kitchen, three ground-floor double bedrooms and a shower room, with three additional double bedrooms upstairs—two featuring private en-suites—ensuring strong rental appeal. Outside, the home benefits from an enclosed lawned front garden. Fully double glazed and gas heated, the property also comes with valid gas and electrical certificates, a HMO licence in place until 2028, and an exceptional annual rental income of £43,500, delivering a 12.43% yield. Offered with no onward chain, this is a high-performing, ready-made investment in a prime location. Opportunities like this don't come up often—early viewing is highly recommended.



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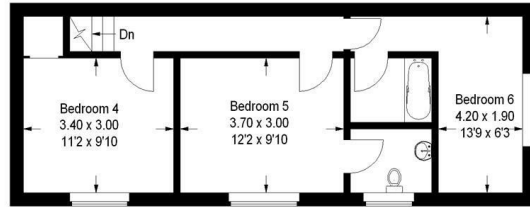
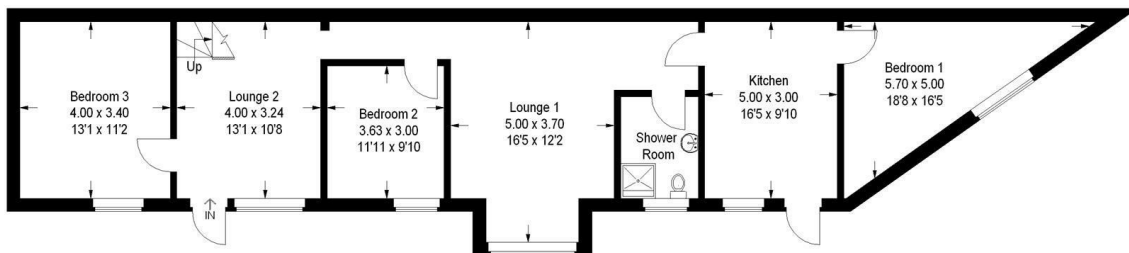
 Approximate Gross Internal Area
 134 sq m / 1442 sq ft

First Floor

Ground Floor

 Illustration for identification purposes only, measurements are approximate,
 not to scale. FloorplansUsketch.com © 2013 (ID68651)

Location

Aylsham Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance/Dining Room 13'1" x 10'7"

Double glazed window, radiator, stairs to first floor.

Bedroom One 18'8" x 16'4"

Double glazed window, radiator.

Bedroom Two 11'10" x 9'10"

Double glazed window, radiator.

Bedroom Three 13'1" x 11'1"

Double glazed window, radiator.

Lounge 16'4" x 12'1"

Double glazed window, radiator.

Kitchen 16'4" x 9'10"

Extensive wall and base units with worktops over, sink and drainer, 2x hobs and 2x ovens, 2x large fridge/freezers, washing machine and dishwasher, radiator, door to front.

Shower Room

Modern wet room, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom Four 11'1" x 9'10"

Double glazed window, radiator.

Bedroom Five 12'1" x 9'10"

Double glazed window, radiator.

En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Six 13'9" x 6'2"

Double glazed window, radiator.

En-Suite

Panelled bath, overhead shower, low level WC, hand wash basin, radiator.

Outside

Lawned front garden.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities


 Full fibre broadband available.
 Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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