



Sotherton Road, Norwich - NR4 7DA

**STARKINGS
&
WATSON**

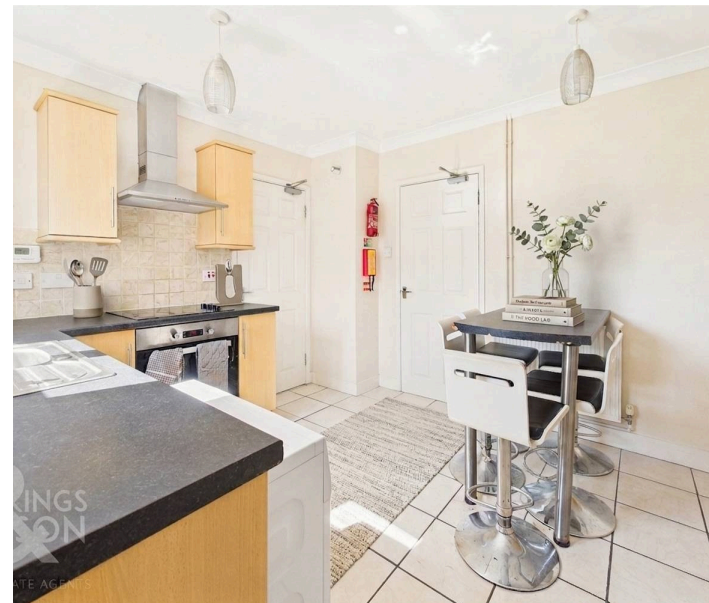
HYBRID ESTATE AGENTS



Sotherton Road

Norwich

ESTABLISHED STUDENT LET producing in the region of £2155 PCM. Located in a sought-after position, this established student let INVESTMENT PROPERTY boasts a lucrative rental income, producing in the region of £2155 PCM. Spanning approximately 984 Sq. ft (stms), this FULLY FURNISHED accommodation features a communal living space and kitchen, ideal for social interaction amongst housemates. The property comprises FIVE generously proportioned BEDROOMS, along with a well-appointed SHOWER ROOM and BATHROOM, providing ample convenience for residents. The exterior of the property boasts enclosed GARDENS, offering a tranquil retreat, while on-road parking ensures ease of access for tenants and visitors alike.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Established Student Let
- Producing in the Region of £2155 PCM
- Approx. 984 Sq. ft (stms)
- Fully Furnished
- Communal Living Space & Kitchen
- Five Bedrooms
- Shower Room & Bathroom
- Enclosed Gardens & On Road Parking

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.



SETTING THE SCENE

Set back from the road and approached from a hard standing footpath. A lawned front garden can be found with an open aspect to the side of the garden. A timber gate leads to the enclosed rear garden, with steps taking you to the main entrance door.

THE GRAND TOUR

The hall entrance is finished with tiled flooring for ease of maintenance, the stairs rise to the first floor landing and a useful built-in storage cupboard below. The main living space leads off the hall with fitted carpet and uPVC double glazed French doors leading out to the rear garden. The kitchen sits adjacent with a built-in breakfast bar and a range of wall and base level units with space for general white goods and integrated cooking appliances, including an inset electric ceramic hob and built in electric oven with extractor fan above. The first of the ground floor bedrooms is a double room with fitted carpet and uPVC double glazing, with a further double bedroom sitting to the rear of the property with dual aspect views. Completing the ground floor is the communal shower room with a white three piece suite including tiled walls and a heated towel rail.

Heading upstairs, the carpeted landing leads to three further bedrooms - all finished with fitted carpet. Two of the larger bedrooms include a range of built-in bedroom furniture and storage cupboards. A W.C leads off the landing with fully tiled walls and a two piece suite along with a family bathroom, with a shower over the bath, tiled walls and heath towel rail.

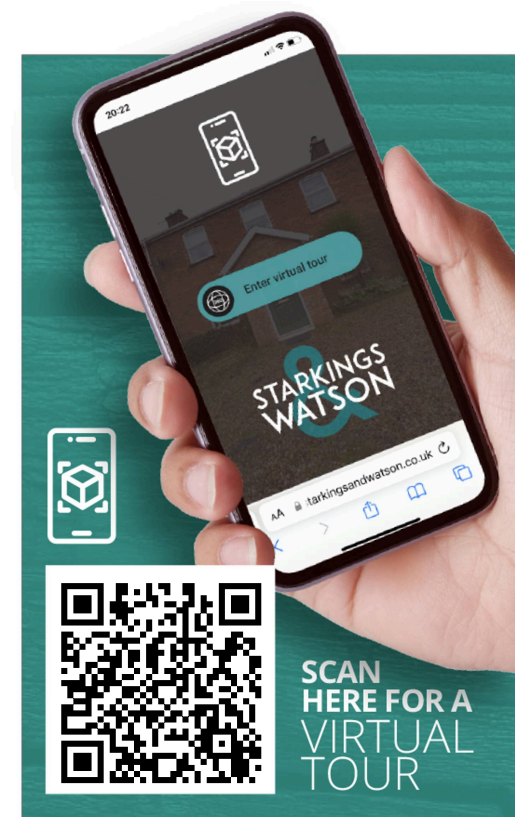
FIND US

Postcode : NR4 7DA

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



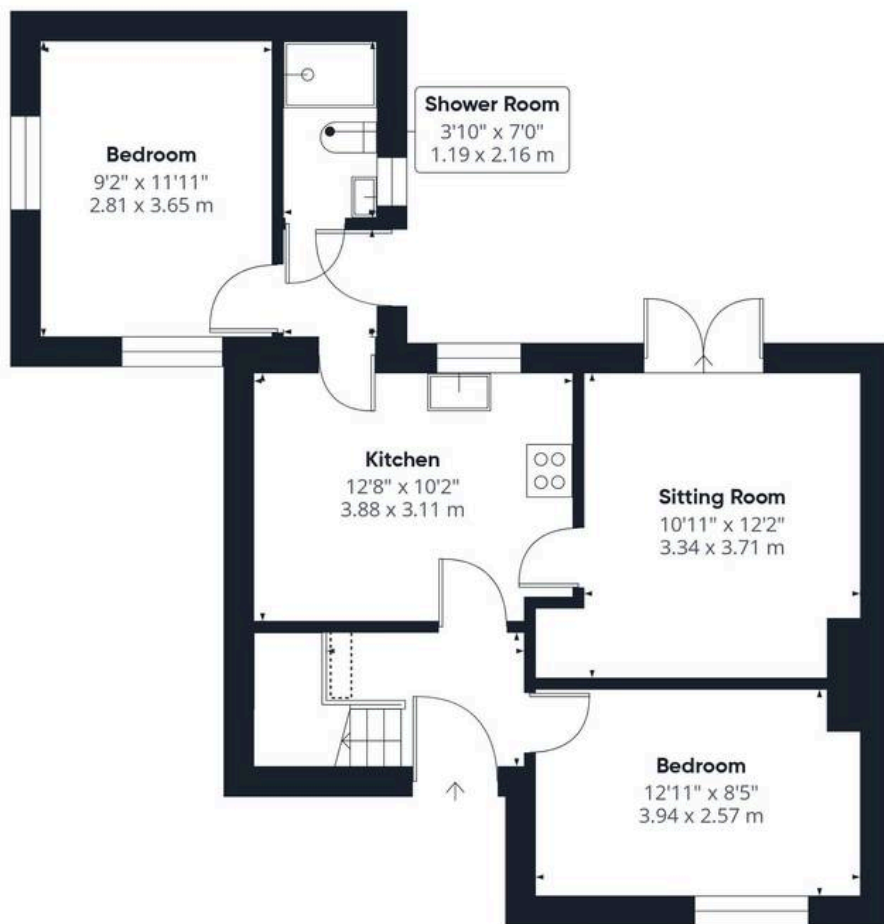




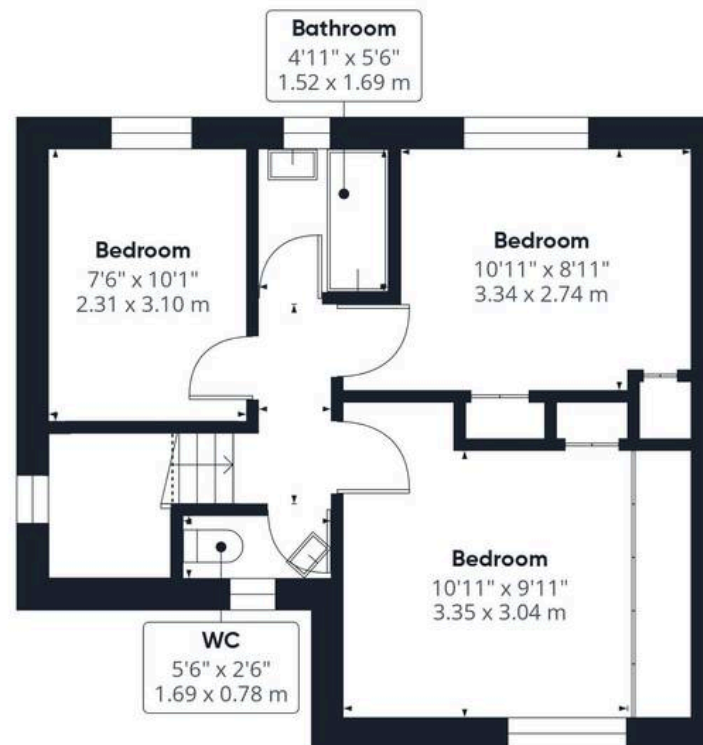
THE GREAT OUTDOORS

A sizeable easy to maintain lawned garden can be found to the rear, with French doors leading out on to a patio seating area. A timber shed offers storage, with a mixture of timber fenced and hedged boundaries enclosing the gardens.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

984 ft²
91.6 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.