



**Nasmith Road, Norwich NR4 7BJ**

**welcome to**

**Nasmith Road, Norwich**

**\*\*\*CURRENTLY RENTED WITH TENANTS IN SITU - RENTED FOR 2023/2024 ACADEMIC YEAR\*\*\* Four bedrooms rented out for £1692 pcm.**



### Entrance Porch

Double glazed door to front aspect, open to entrance hall.

### Wc

Double glazed window to front aspect, suite comprising low level wc, wash hand basin, radiator.

### Entrance Hall

Open to entrance porch, tiled floor, under stairs cupboard, radiator, doors to kitchen, bedroom, stairs to first floor.

### Double Bedroom

(Room measurements not available) Double glazed window to front aspect, radiator.

### Kitchen

10' narrowing to 8' " x 12' ( 3.05m narrowing to 2.44m x 3.66m )

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, ceramic hob, electric oven, overhead cooker hood, inset sink and drainer, plumbing and space for washing machine, space for fridge freezer, vinyl flooring, radiator, door leading to garden.

### Lounge

12' x 10' 11" max ( 3.66m x 3.33m max )

Double glazed french doors to rear aspect leading to garden, radiator.

### Landing

Stairs leading from entrance hall to first floor landing, loft access, doors to all first floor bedrooms, bathroom and separate wc.

### Double Bedroom

11' max x 12' max ( 3.35m max x 3.66m max )

Double glazed window to front aspect, built in cupboard, radiator.

### Double Bedroom

(Room measurements not available) Double glazed window to rear aspect, radiator, built in cupboard.

### Single Bedroom

(Room measurements not available) Double glazed window to rear aspect, radiator.

### Bathroom

Double glazed window to rear aspect, suite comprising bath with mains shower over and glass shower screen, pedestal sink, chrome heated towel rail.

### Wc

Double glazed window to front aspect, suite comprising low level wc, wash hand basin, radiator.

### Outside

The property is approached via a driveway to the front whilst to the rear there is a garden laid to patio and lawn with brick built shed with side access gate.



Ground Floor



First Floor

This floorplan 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 form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**welcome to**

## **Nasmith Road, Norwich**

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- TENANTS SIGNED UP FOR 2023/2024 ACADEMIC YEAR @ £1692 PCM
- INVESTORS ONLY
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING

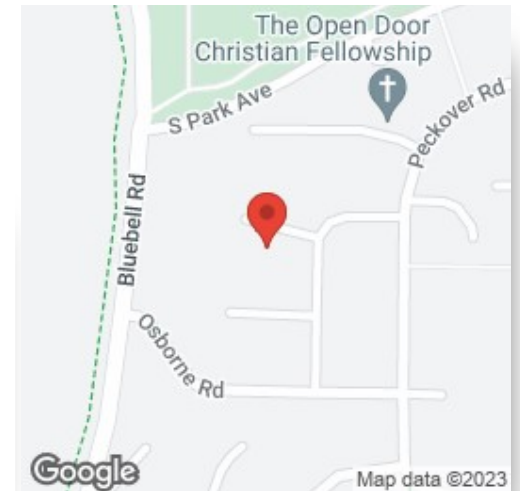
Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**

### **directions to this property:**

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road and at the ring road traffic lights take a right-hand turning onto Colman Road. At the traffic lights take a left onto South Park Avenue following the road along taking a left hand turn into Pettus, right hand turn into Peckover and then a right hand turn into Nasmith. The property will be found on the left hand side in the second cul de sac on your right.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105383 - 0008

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