



Friends Road, Norwich NR5 8HP

welcome to

Friends Road, Norwich

A turn-key investment opportunity on Friends Road, just moments from the UEA campus, offering a strong, reliable rental income of £2,000pcm with tenants in situ. Ideal for investors seeking a low-maintenance, high-demand student-let location.

Shower Room

Double glazed window to side aspect, suite comprising shower cubicle wash hand basin, vinyl flooring, fully tiled walls, radiator.

Entrance Hall

Double glazed door to front aspect, tiled floor, radiator, doors to lounge and kitchen, stairs to first floor landing

Lounge

11' 6" x 10' 8" max (3.51m x 3.25m max)
Double glazed window to front aspect, laminate floor, radiator/

Kitchen

Double glazed windows to front and rear aspect, fitted kitchen comprising a range of wall and base units, inset sink / drainer, roll top work surfaces over, tiled splash back, breakfast bar seating, freestanding cooker, space for fridge freezer, tiled floor, radiator, door to rear lobby.

Rear Lobby

Double glazed window to rear aspect, under stairs cupboard housing gas and electric meter, fuseboard, tiled floor, doors to bedroom four and communal area.

Bedroom Four

8' 2" x 9' 5" plus recess (2.49m x 2.87m plus recess)
Double glazed window to rear aspect, laminate floor, radiator.

Communal Room

Double glazed windows and door to rear aspect, door to front aspect, doors to utility room and wc.

Utility Room

10' 3" x 6' 3" (3.12m x 1.91m)

Double glazed window to side aspect, plumbing and space for washing machine, tumble dryer, work surfaces over, space for fridge freezer, vinyl flooring.

Wc

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

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to rear aspect, doors to bedrooms one, two and three and two shower rooms, loft access.

Bedroom One

11' 5" x 12' 4" max (3.48m x 3.76m max)
Double glazed window to front aspect, over stairs cupboard housing gas fired central heating boiler, radiator.

Bedroom Two

9' 4" plus recess x 9' (2.84m plus recess x 2.74m)
Double glazed window to front aspect, over stairs cupboard x 2, radiator.

Bedroom Three

8' 5" x 9' 4" (2.57m x 2.84m)
Double glazed window to rear aspect, radiator.

Shower Room

Double glazed window to rear aspect, suite comprising shower cubicle with mains fed shower low level wc, vanity sink unit, extractor fan, vinyl flooring, part tiled walls, chrome heated towel rail.





view this property online williamhbrown.co.uk/Property/UNR105104



welcome to

Friends Road, Norwich

- Tenants in situ — generating a solid £2,000pcm from day one
- Prime UEA location — extremely high rental demand year-round
- Strong yield potential — ideal for portfolio expansion
- Low-maintenance investment — practical layout suited to student living
- Multiple bedrooms — maximising rental return

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR105104



Property Ref:
UNR105104 - 0002

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.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk