



Irstead Road, Norwich NR5 8AR

welcome to

Irstead Road, Norwich

Spacious four bedroom student rental property near university with 10% yield. Fully let with students in place for next year generating £25,000 per annum.



ATTENTION INVESTORS: Fantastic opportunity to acquire a four-bedroom mid-terrace student rental property , generating £25,000 per annum, offering an attractive gross yield of 10% at the asking price of £250,000.

The property is arranged over two floors and has been configured to maximise rental income, making it an ideal Buy-to-Let or addition to an investment portfolio. It has always attracted strong tenant demand as it is within walking distance of the university.

The accommodation comprises a spacious communal lounge, fitted kitchen leading to a dining area, a ground floor bathroom and a generous ground floor double bedroom. To the first floor are three further bedrooms together with an additional shower room.

Externally the property benefits from driveway parking for two cars, and a low-maintenance back garden with bike storage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Irstead Road, Norwich

- Fantastic investment opportunity
- Generating £25,000 per annum
- Student rental within walking distance of UEA
- READY-MADE investment with income from day one
- Ready-made investment with immediate income

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144696 - 0004

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.



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