



Bixley Close, Norwich

Guide Price £280,000-£290,000 Freehold

Energy Efficiency Rating : c

- ✓ HMO Student Let
- ✓ Five Bedroom Semi-Detached Home
- ✓ Approx. £24k Gross Income PA
- ✓ Sold With Tenants In Situ
- ✓ Three Bathrooms
- ✓ Generous Reception & Separate Kitchen
- ✓ Extensive Rear Garden
- ✓ Further Potential to Extend (stp)

**STARKINGS
& WATSON**

To arrange an accompanied viewing please call our Costessey Office on 01603 336446



SOLD WITH TENANTS IN SITU producing approximately £24k GROSS INCOME PA or VACANT POSSESSION. This EXTENDED SEMI-DETACHED house is currently used as a successful and well maintained HMO STUDENT RENTAL, offering potential purchasers with the chance to acquire a ready made INCOME GENERATING proposition. Owned for a number of years by the current vendor, they have maintained the property to a good standard, providing students with comfortable accommodation rented out on a room by room basis. The internal accommodation currently comprises on the ground floor, a MAIN RECEPTION SPACE, FITTED KITCHEN, BATHROOM and TWO BEDROOMS. On the first floor, THREE FURTHER BEDROOMS and TWO BATHROOMS - one of which doubles as the UTILITY ROOM. Externally the property benefits from a GENEROUS REAR GARDEN with room to FURTHER EXTEND (stp), as well as OFF ROAD PARKING for a NUMBER OF VEHICLES. The property has GAS CENTRAL HEATING and uPVC DOUBLE GLAZING.

LOCATION

Located on the fringe of Norwich City and within easy reach of the UEA, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 8DH), but to help...Leave Norwich via Dereham Road, continuing over the traffic lights and follow until you reach the roundabout. Head straight over and follow the road and take the fifth left hand turning onto Cadge Road. Proceed along the road going straight over the junction with Earlham Grove. Take the second right onto Bixley Close where the property can be found at the end of the cul-de-sac.

The property is approached from the roadside via a shared driveway with a neighbouring property, which is shingled and providing off road parking for two to three vehicles.

AGENTS NOTE

The property is being sold with tenants in situ, and is only suitable for investors looking to take over the current income and rental agreements. The property is currently set up as an HMO with 5 letting rooms available for students only advertised via the UEA. We have been advised that the current vendor currently receives rental income in the region of £24,000 PA before costs. After bills the income received is in the region of £20,000 PA. All relevant licences for the usage are in place so we have been informed by the vendor. The initial part of the driveway is shared with the neighbouring property providing access to rear garden/garage.

Composite entrance door to:

SITTING ROOM

17' 5" x 11' 9" Max. (5.31m x 3.58m) Wood effect flooring, stairs to first floor landing, radiator, feature fireplace with mantelpiece over, uPVC double glazed window to front, picture rail, smooth ceiling, doors to:

BEDROOM

9' 3" x 9' 5" (2.82m x 2.87m) Wood effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear.

INNER HALL

Wood effect flooring, smooth ceiling, opening to:

KITCHEN

11' 6" x 9' 11" (3.51m x 3.02m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset gas hob and built-in electric oven with extractor fan over, space for dishwasher and fridge freezer x2, tiled walls, wood effect flooring, radiator, uPVC double glazed window to front and side, built-in under stairs cupboard, wall mounted gas fired central heating boiler, coved ceiling.

BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, uPVC obscure double glazed window to side, 'Aqua board' splash backs, tiled flooring, heated towel rail.

GARDEN ROOM/FURTHER BEDROOM

9' 6" x 8' 11" (2.9m x 2.72m) Currently used as a bedroom but could also be a reception space with wood effect flooring, radiator, uPVC double glazed windows to side and rear x4, uPVC double glazed doors to rear garden x2.

STAIRS TO FIRST FLOOR LANDING

Wood effect flooring, uPVC double glazed window to front, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 2" x 7' Max. (3.4m x 2.13m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs, counter top with space beneath for washing machine and tumble dryer, wood effect flooring, uPVC double glazed window to rear, smooth ceiling.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs, wood effect flooring, heated towel rail, smooth ceiling with recessed spotlighting.

BEDROOM

12' x 6' 7" (3.66m x 2.01m) Fitted carpet, radiator uPVC double glazed window to front, smooth coved ceiling.

BEDROOM

9' 11" x 9' 7" (3.02m x 2.92m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, coved ceiling.

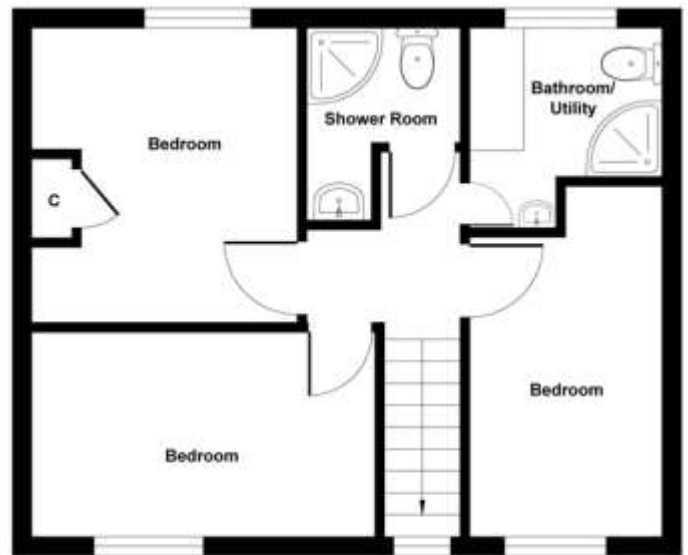
OUTSIDE REAR

Accessed via the doors in the garden room, there is a large paved patio area as well as further shingled parking and the garden is predominantly laid to lawn. There is a large shed to the rear of the garden with plenty of space to extend the property (stp). The garden is fully enclosed with timber fence panels.





Ground Floor
 Approximate Floor Area
 560 sq. ft
 (52.02 sq. m)



Ground Floor
 Approximate Floor Area
 375 sq. ft
 (34.83 sq. m)

Approx. Gross Internal Floor Area 935 sq. ft / 86.85 sq. m

Agents Note: 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