



Horning Close, Norwich

Guide Price £250,000 - £260,000 Freehold

Energy Efficiency Rating : d

- ✓ Mid Terrace Student Rental
- ✓ Rented For 20k PA From Next Year
- ✓ Rent Excludes Bills
- ✓ Stunning Internal Renovation
- ✓ High End Finish Throughout
- ✓ Integrated Kitchen/Breakfast Room
- ✓ Four Bedrooms & Two Bathrooms
- ✓ Generous Garden & Driveway Parking

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

**STARKINGS
&
WATSON**



SOLD WITH TENANTS IN SITU and currently producing approximately £15k GROSS INCOME PA EXCLUDING BILLS with tenancy agreed for next academic year! This STUNNINGLY RE-MODELLED and RENOVATED MID-TERRACE 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. Next years tenancy is also agreed at £20k PA EXCLUDING BILLS. The current owners have gone to great length with the internal renovations creating a high specification STUDENT LET which stands out from the rest. The accommodation comprises a sitting room, separate kitchen/breakfast room, ground floor double bedroom and bathroom. On the first floor there are THREE FURTHER WELL FURNISHED BEDROOMS and another bathroom. There is a larger than average lawned rear garden and also off road DRIVEWAY PARKING TO THE FRONT. The property has uPVC double glazing and gas central heating.

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 8DN), but to help...From the city centre head west on Dereham Road/A1074 for approximately 1.8 miles then turn left onto Cadge Road then take 2nd left onto Ranworth Road then right onto Beverley Road then next right onto Horning Close.

The property is approached via a hard standing driveway providing off road parking and access to the main entrance door.

uPVC double glazed entrance door to:

SITTING ROOM

11' 1" x 9' 8" (3.38m x 2.96m) Wood effect flooring, radiator, uPVC double glazed window to front, television point, stairs to first floor landing, smooth ceiling with recessed spotlighting, door to:

KITCHEN/BREAKFAST ROOM

11' 8" x 7' 2" (3.58m x 2.20m) Fitted range of wall and base level units with complementary square edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob with extractor fan and built-in electric oven, space for washing machine, fridge and freezer, built-in breakfast bar, under cupboard lighting, tiled flooring, radiator, uPVC double glazed window to front, extractor fan, smooth coved ceiling with recessed spotlighting, door to rear garden, door to ground floor bedroom, door to:

SHOWER ROOM

7' 2" x 5' 1" (2.20m x 1.55m) Three piece suite comprising low level W.C, hand wash basin set in vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, uPVC obscure double glazed window to rear, radiator, tiled flooring, heated towel rail, extractor fan, smooth ceiling with recessed spotlighting.

GROUND FLOOR BEDROOM

11' 5" x 6' 2" (3.49m x 1.90m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, doors to:

DOUBLE BEDROOM

6' 7" x 12' 6" (2.01m x 3.82m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

DOUBLE BEDROOM

16' 10" x 6' 10" (5.14m x 2.10m) Fitted carpet, radiator, uPVC double glazed window x2 to front and rear, smooth coved ceiling.

DOUBLE BEDROOM

11' 5" x 10' 4" (3.50m x 3.16m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

SHOWER ROOM

Two piece suite comprising hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, heated towel rail, smooth ceiling with recessed spotlighting.

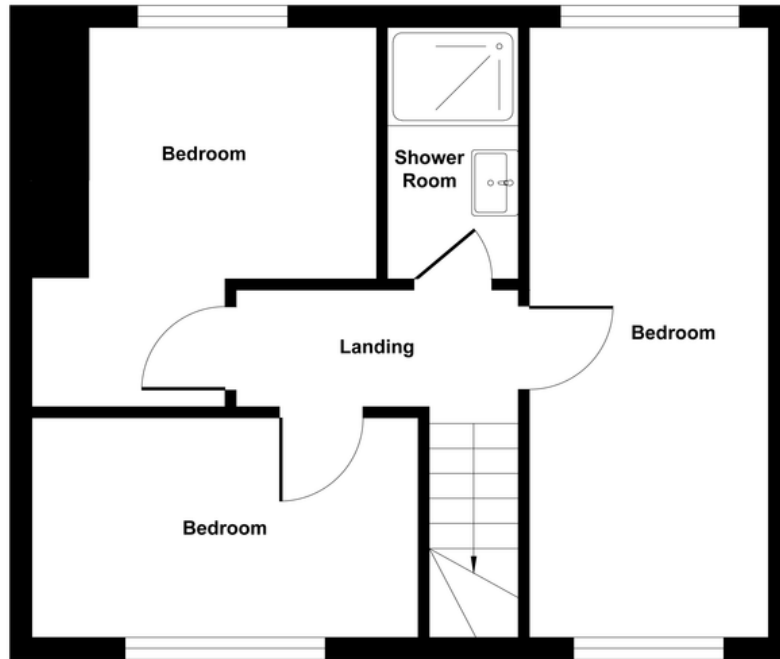
OUTSIDE REAR

Leaving the property via the kitchen door, a fully enclosed and lawned rear garden can be found. A paved patio spans the width of the garden providing the perfect space for outside entertaining, whilst the garden is fully enclosed with timber panelled fencing with various mature plants and shrubs and a gate giving access to the rear.

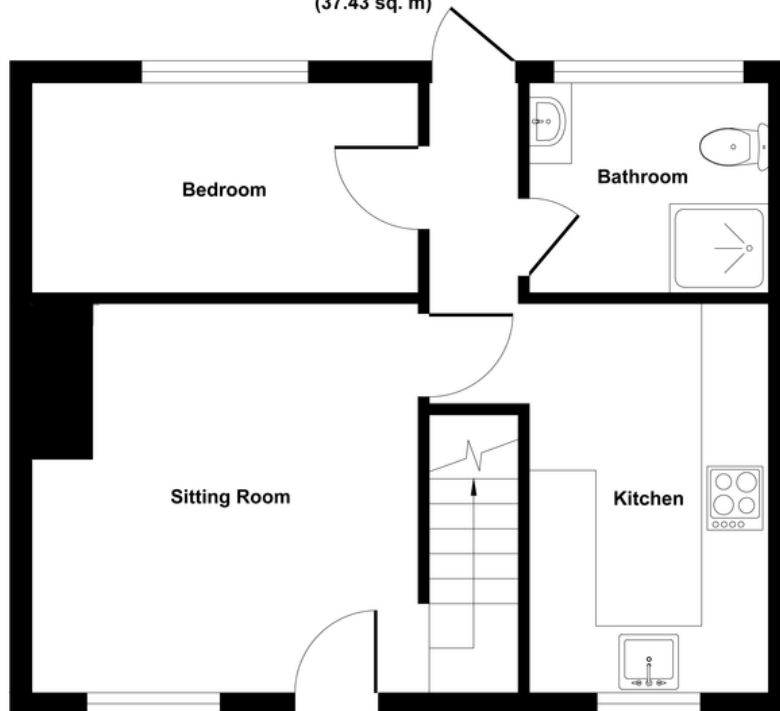
AGENTS NOTE

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 for this current year and the further academic year. The property is currently set up as an HMO with 4 letting rooms available for students only. We have been advised that the current vendor currently receives rental income in the region of £15,000 PA gross income excluding bills. Next academic year the income agreed will rise to approximately £20,000 PA gross income excluding bills.





First Floor
Approximate Floor Area
403 sq. ft
(37.43 sq. m)



Ground Floor
Approximate Floor Area
403 sq. ft
(37.43 sq. m)



Approx. Gross Internal Floor Area 806 sq. ft / 74.86 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

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