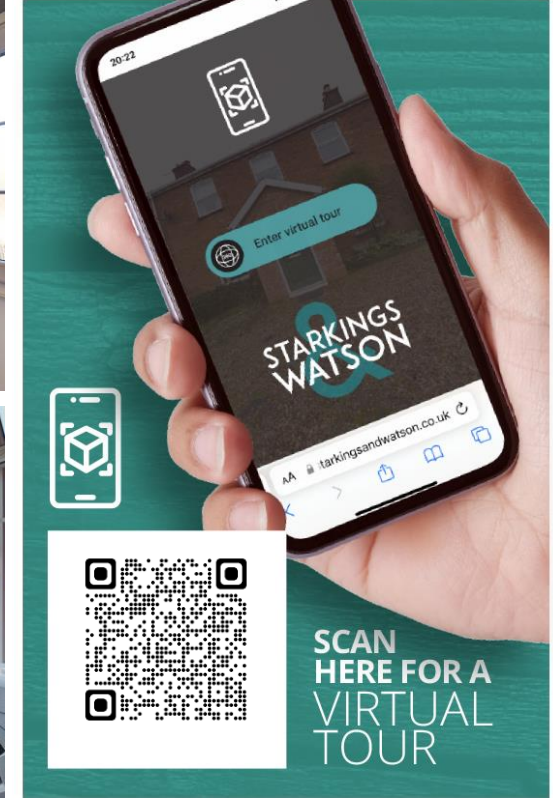


# CUNNINGHAM ROAD (Near UEA), Norwich NR5 8HQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Close to UEA & NNUH
- Extended & Re-modelled
- Ideal HMO with 6 Bedrooms
- Also with Communal Spaces
- Conservatory to Rear
- Bathroom, Shower Room & W.C
- Off Road Parking & Rear Gardens

### IN SUMMARY

NO CHAIN. With TENANTS SECURED for the next academic year at £2,400pcm making this an IDEAL INVESTMENT! This SEMI-DETACHED property has been EXTENDED and RE-MODELLED allowing for UP TO SIX BEDROOMS - ready to LET as a HMO! Given its proximity to the UEA there are already properties of a SIMILAR SIZE letting at £3,000 PCM when furnished. There are FIRE DOORS being installed and a NEW KITCHEN already in place ensuring that the new TENANTS will be the first ones to use a large portion of the accommodation. Three bedrooms can be found to the ground floor with a shower room accessed off the rear hall and three upstairs with a bathroom and separate W.C off the landing. Communal spaces within this property include the DINING ROOM, conservatory and the LOW MAINTENANCE REAR GARDEN. Parking is provided to front for multiple vehicles.

### SETTING THE SCENE

The property is approached by a low-level brick wall, leading to a shingle driveway providing off-road parking for multiple vehicles with access to the front door.

### THE GRAND TOUR

Stepping inside through the composite entrance door, there is a hall entrance with hard wearing vinyl flooring. There are stairs leading to the first floor with a built-in under stairs storage cupboard. To the left-hand side, currently you enter one of the bedrooms which has a window facing to front. This room is going to have a small area turned into an extended hallway to connect the entrance hall with the communal dining room without disturbing the bedroom. The dining room has a continuation of the fitted carpet in the bedroom, and French doors leading into the conservatory. In this light and spacious room there is ample space for furnishings and there is a radiator linking it to the central heating. The kitchen itself has newly installed high gloss white cabinets with square edge work surfaces. There are built-in appliances including a dishwasher, washing machine, electric oven, hob and extractor fan - and space provided for a fridge freezer. A doorway leads into the extended area which has a hall, two bedrooms and a shower room. Both of the bedrooms currently have no flooring, but are primed and ready for it to be added. There is a radiator, uPVC double glazed window facing to front in both rooms, with smooth coved ceilings. The shower room which services both of these rooms has a three-piece suite



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finished with Aqua boards splash-backs. Upstairs, all three bedrooms lead from the landing and have fitted carpet underfoot, with space for or built-in storage. There is a bathroom and separate W.C which leads from the landing.

#### THE GREAT OUTDOORS

The rear gardens are block paved providing ample space for garden furniture sets and entertaining to one corner, whilst the garden also offers a low maintenance area of artificial grass.

#### OUT & ABOUT

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

#### FIND US

Postcode : NR5 8HQ

What3Words : ///hush.class.mirror

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Works on this property are continuing whilst it is being marketed. Due to the ongoing works these details, floor plan and virtual tour are subject to change until an offer is accepted.

**Disclaimer:** 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.

Price:



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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>(1)</sup></p> <p>1228.66 ft<sup>2</sup> 114.15 m<sup>2</sup></p> <p>Reduced bedroom</p> <p>3.29 ft<sup>2</sup> 0.31 m<sup>2</sup></p>	<p><b>STARKINGS WATSON</b></p> <p>HYBRID ESTATE AGENTS</p>
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