

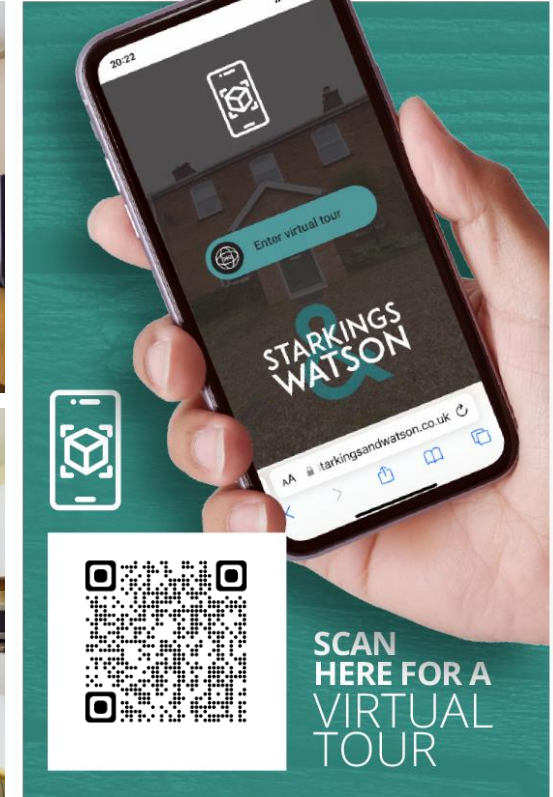
PITCHFORD ROAD

**Norwich NR5 8LQ**

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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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS & WATSON**

- Student Rental Investment
- Achieving £1935 PCM
- Current AST for 12 Months
- Mid-Terrace
- Close to UEA & Hospital
- Five Ample Bedrooms
- Two Bathrooms
- Private Garden & Driveway Parking

### IN SUMMARY

EXCELLENT STUDENT INVESTMENT OPPORTUNITY  
CURRENTLY RENTED and ACHIEVING £1935 PCM.

Situated close to the University of East Anglia you will find this MID-TERRACE HOME currently a HMO which has been a successful STUDENT RENTAL INVESTMENT over the past few years, with a new tenancy agreed and signed up for the 2023/2024 academic year. The internal accommodation comprises an entrance hall, sitting room, kitchen, two bedrooms, utility room, and shower room to the ground floor. On the first floor there are three ample bedrooms, shower room and W.C off landing. Outside there is off road parking to the front and an enclosed lawned rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO CHAIN.

### SETTING THE SCENE

To the front there is shingled off road parking for multiple vehicles with the main entrance door located to the front. There is also a shared passageway to the right hand side leading to the rear garden.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. To the left of the hallway there are then two double sized student bedrooms, one to the front and one to the rear - both furnished with the appropriate bed, desk, wardrobe etc. Also off the hallway you will find the kitchen, fully fitted with ample cupboard storage and work surfaces over with integrated electric oven and hob, as well as space for dining table and fridge/freezer and the wall mounted gas fired boiler. Beyond the kitchen is a rear lobby giving access to the garden and also housing space and plumbing for the washing machine and further fridge/freezer. The lobby leads to a ground floor shower room, W.C and the communal sitting room to the rear opening onto the rear garden. Heading up to the first floor landing you will find a separate W.C to the front and shower room to the rear. You will then find three further double sized student bedrooms all furnished to the same standard, one to the front and two to the rear.

### THE GREAT OUTDOORS

To the rear of the property there is an enclosed rear garden mainly laid to lawn with timber fencing enclosing. There is a paved pathway and a timber shed also as well as shared passageway access leading to the front.



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Costessey Office on **01603 336446**



### 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 8LQ

What3Words : ///pool.crisp.record

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is only available to student let investors due to the current tenancy in place which is active until august 2024. The current student tenants are paying £1935 PCM. The property holds an active HMO licence.

**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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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

⏏ Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**  
 1122.10 ft<sup>2</sup>  
 104.25 m<sup>2</sup>  
**Reduced bedroom**  
 3.15 ft<sup>2</sup>  
 0.29 m<sup>2</sup>

HYBRID ESTATE AGENTS

