

ATTOE WALK

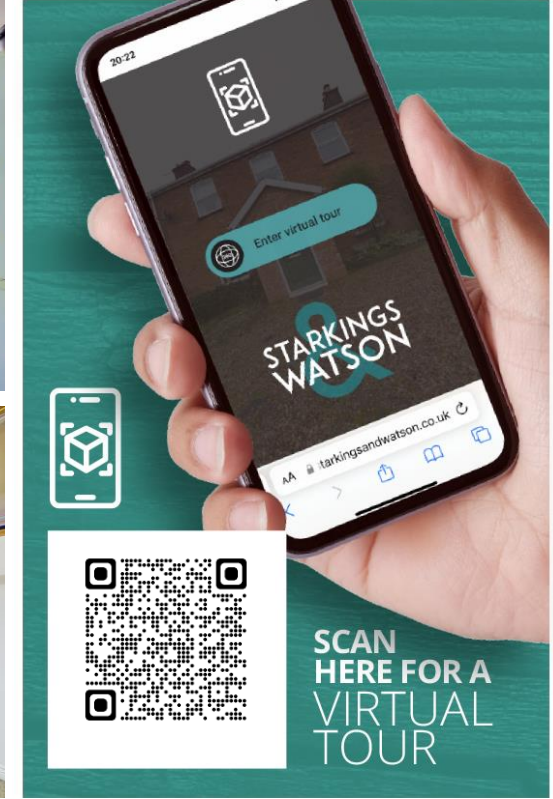
Norwich NR3 3GX

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- No Chain!
- Investors Only
- Gross Annual Rent £29,400
- Up to Four Bedrooms
- Kitchen & Separate Utility Room
- Two Shower Rooms, Bathroom & W.C
- Low Maintenance Gardens
- Garage/Car Port Parking

IN SUMMARY

NO CHAIN. INVESTORS ONLY - Annual GROSS RENT of £29,400. Sold with TENANTS IN SITU, this end-terrace TOWN HOUSE is the perfect turnkey investment, with a FLEXIBLE LAYOUT and integral CAR PORT/GARAGE PARKING. Extending to over 1260 Sq. ft (stms), the property has been setup to maximise LETTABLE SPACE, with a hall entrance leading to a BEDROOM, utility room and SHOWER ROOM - currently all merged to create a self contained unit with a small kitchen. The first floor includes the main 12' KITCHEN/DINING SPACE, with a further W.C and DOUBLE BEDROOM. The top floor offers TWO FURTHER BEDROOMS, one with an EN SUITE SHOWER ROOM and a separate family bathroom. The garden has been TERRACED and finished with ARTIFICIAL GRASS to ensure there is limited maintenance and upkeep required.

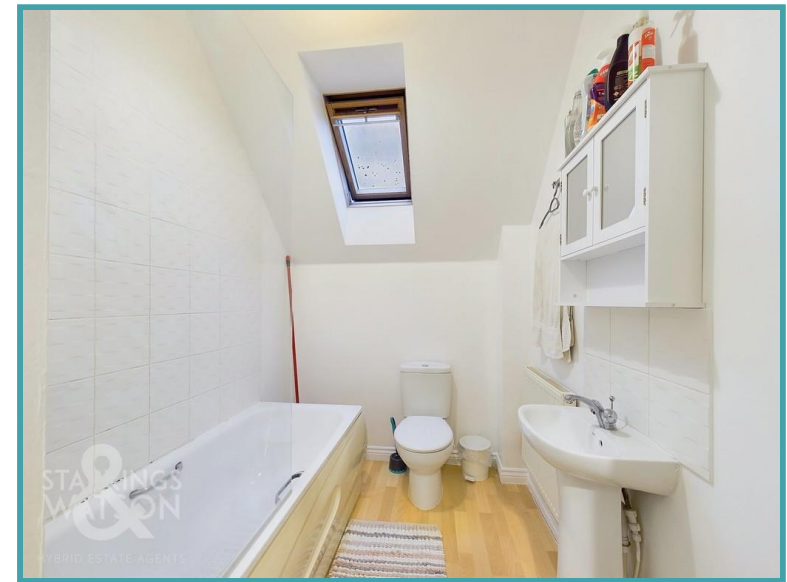
SETTING THE SCENE

Situated in the heart of a town house development, on road parking can be found to front, with access to the integral car port/garage. Gated access leads to

the rear garden.

THE GRAND TOUR

Heading inside, the hall entrance leads to a carpeted entry and stairs, with a barrier mat at the door. The ground floor accommodation has been separated to create an individual letting unit. Room one comprises a small hall, with an open plan kitchen with wood effect work surfaces and flooring. The central heating boiler is in one corner, with a range of built-in storage. The bedroom also doubles as a sitting room, with a carpeted flooring and independent access to the garden. The shower room sits under the stairs, with a three piece suite and tiled splash backs. Heading upstairs, a cupboard can be found on the landing, and a window facing to front. Room two sits to the rear, a spacious double, with two windows to rear, with ample space for a bed and soft furnishings. A useful W.C sits adjacent. The kitchen/dining room is a communal space, with room for soft furnishings and a table. The kitchen is equipped with a gas hob and electric oven, with a fridge freezer and washing machine. Tiled splash backs run around the work surfaces. The top floor leads to two further bedrooms, and the family bathroom - a communal space with a three piece suite, tiled splash backs and a velux window to rear for natural light and ventilation. The adjacent bedroom is a double, finished with fitted



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carpet and two velux windows to rear. The front bedroom is the largest, with a study space to one corner. The en suite shower room includes a double shower cubicle and tiled splash backs.

THE GREAT OUTDOORS

The rear garden offers a terrace of layers, with low maintenance artificial grass. A patio leads from the rear, whilst the garden is fully enclosed with timber panelled fencing and includes a rear access gate.

OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With excellent local bus routes a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

Postcode : NR3 3GX

What3Words : ///honey.spice.bound

VIRTUAL TOUR

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

AGENTS NOTE

The vendor advises the property doesn't require a HMO Licence, but has been managed as if it were needing to comply, with various steps put into place, such as fire safety measures.

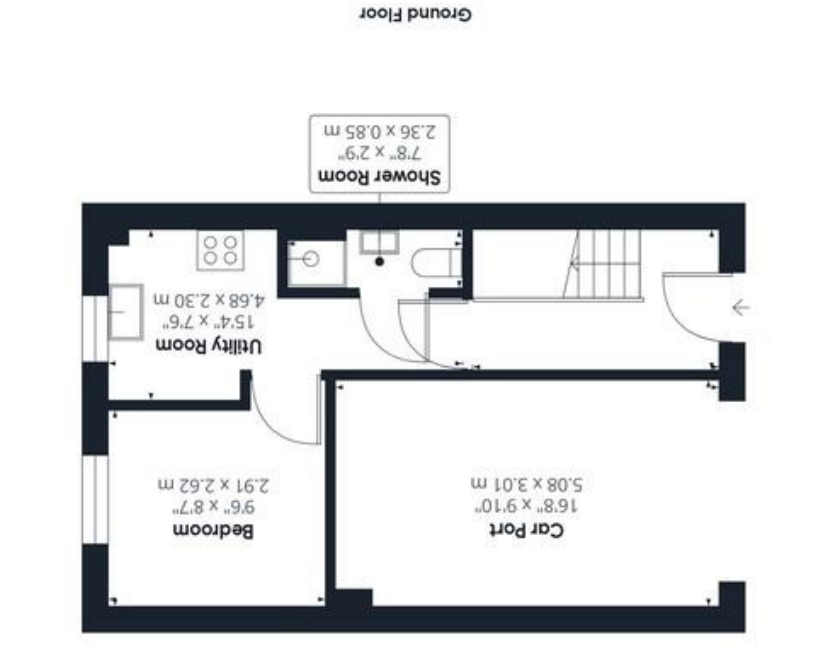
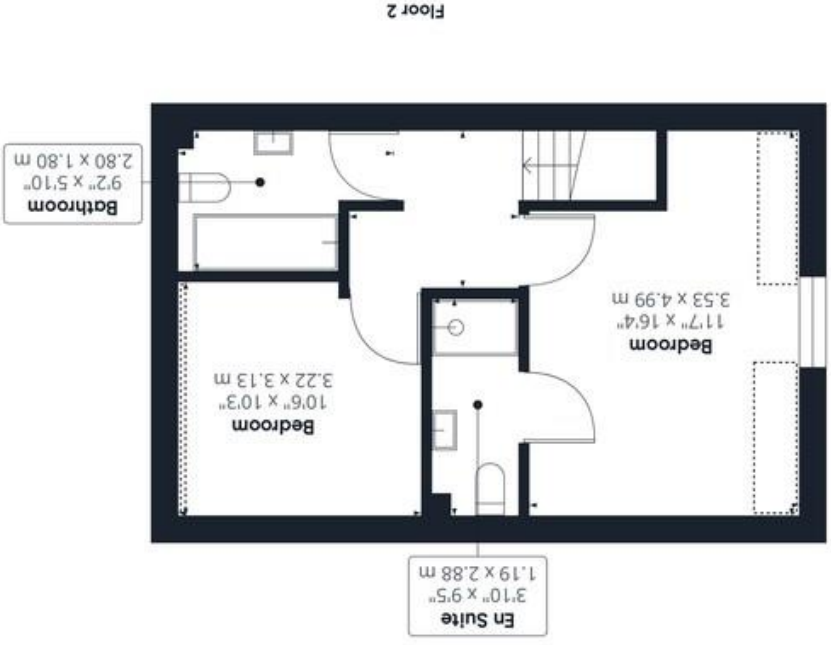
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Price:



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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)

Excluding balconies and terraces

Approximate total area^m
1262.16 ft²
117.26 m²

Reduced bedroom
25.23 ft²
2.34 m²

