



Earlham Green Lane, Norwich - NR5 8HF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Earlham Green Lane

Norwich

Located on the POPULAR EARLHAM GREEN LANE opposite 'Twenty Acre Wood', this EXTENDED SEMI-DETACHED HOME offering SIX BEDROOMS over TWO FLOORS is currently a successful HMO RENTAL property generating significant income in the region of £3000 PCM on a room by room basis. The semi-detached chalet is the ideal purchase for a purchaser looking to acquire a ready made rental option and has accommodation extending to approximately 1500 SQ FT (stms) alongside DRIVEWAY PARKING to the front and a very GENEROUS REAR GARDEN measuring approx. 100 FT (stms) to the rear. Internally you will find, on the ground floor, TWO LARGE BEDROOMS, a communal sitting room, modern kitchen, utility room, conservatory and TWO BATHROOMS. On the first floor there are FOUR FURTHER BEDROOMS meaning there are SIX in total.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached Home
- Currently A Successful HMO Rental
- Six Generous Bedrooms Over Two Floors
- Modern Kitchen
- Sitting Room & Conservatory
- Garden Approx 100 Ft (stms)
- Driveway Parking To Front
- Excellent Location For UEA & N&N

Located on the fringe of Norwich City, 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.

SETTING THE SCENE

The property is approached via the frontage with large shingled driveway providing off road parking for multiple vehicles. There is then side access leading down the side to the rear garden with the main entrance door to the front.



THE GRAND TOUR

Entering via the main entrance door you will find a hallway with stairs to the first floor landing as well as understairs storage. Accessed off the hallway is the shower room as well as one of the larger bedrooms with bay window to front. There is also access to the communal sitting room which in turn leads to the conservatory which overlooks the rear garden providing another communal living space. Accessed off the conservatory is another double bedroom. To the rear of the property you will find a utility space and a large separate kitchen which is modern and well fitted with a range of appliances. The utility room offers further storage and space and plumbing for washing machine. There is then another bathroom on the ground floor accessed via the utility room with bath and shower over. Heading up to the first floor you will find four ample bedrooms all with lockable doors and the required furniture.

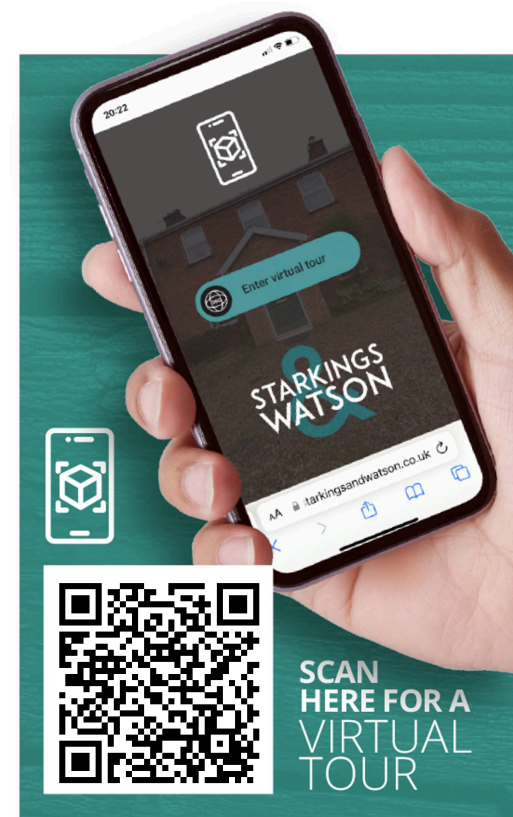
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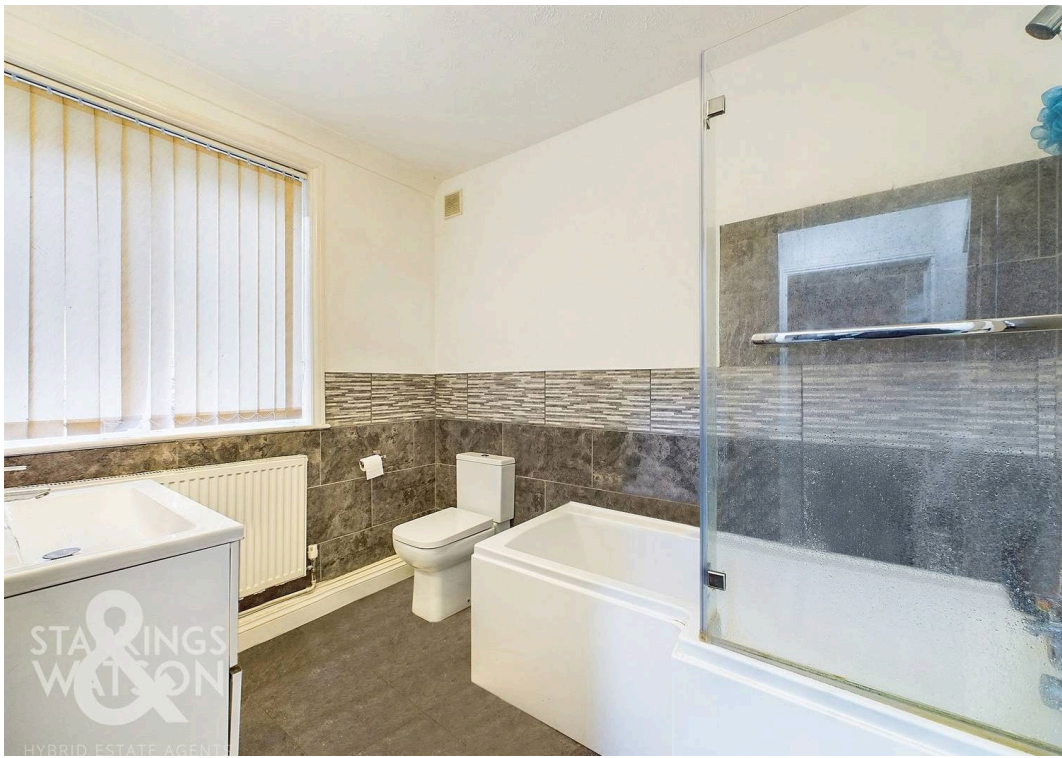
Postcode : NR5 8HF

What3Words : ///reject.agrees.flute

AGENT NOTE

Buyers are advised the property is currently a functioning HMO rental and generating a monthly income of approx. £3000. The property is suitable for purchasers looking to continue this usage.



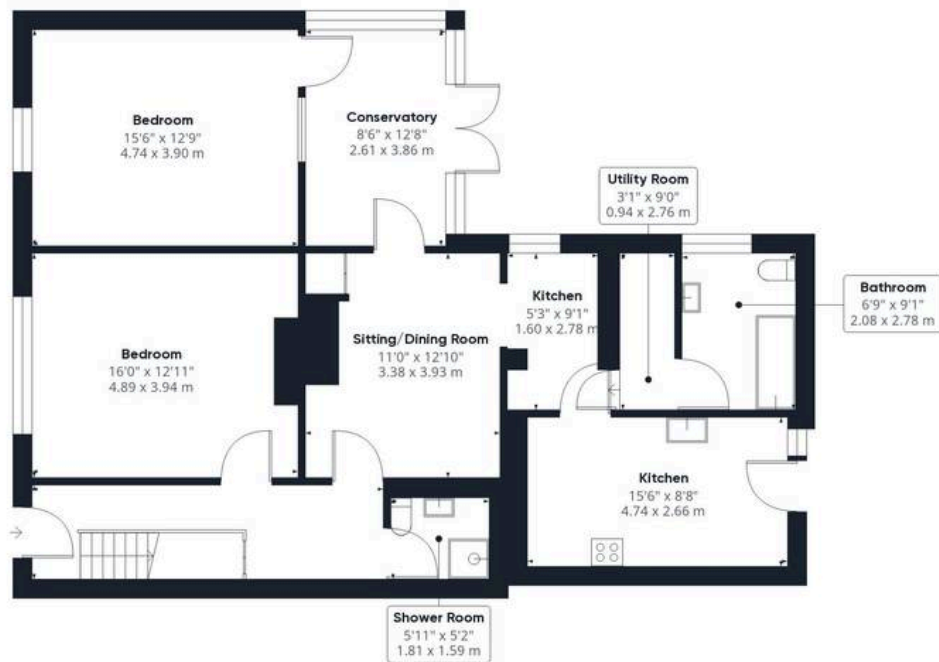




THE GREAT OUTDOORS

The impressive rear garden measures in excess of 100 FT (stms). There is access to the side of the property which in turn leads to the rear garden. The rear garden is laid to lawn with numerous shrubs and bushes and enclosed by fencing, there is also a patio area and a useful garden shed. There is plenty of space to the rear to extend further if required (stp).





Ground Floor

Approximate total area⁽¹⁾

1495.02 ft²

138.89 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.