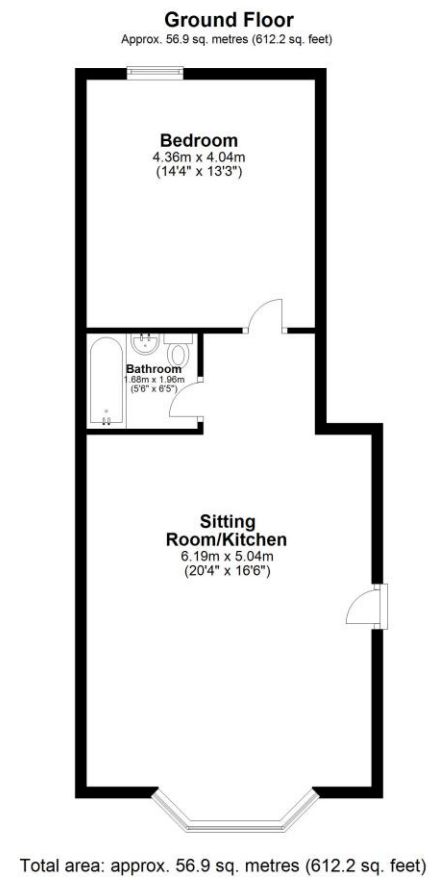


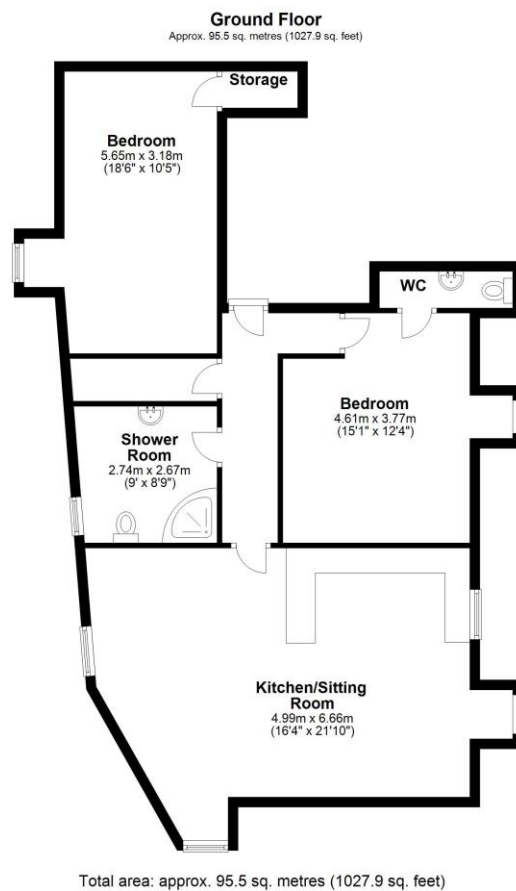
HADLEY TAYLOR

17 UNTHANK ROAD, NORWICH NR2 2PA

SUBSTANTIAL DETACHED VICTORIAN PROPERTY LOCATED IN A PROMINENT POSITION WITHIN WALKING DISTANCE OF THE CITY CENTRE ARRANGED AS EIGHT SELF CONTAINED APARTMENTS OVER THREE FLOORS ALL LET ON SHORTHOLD TENANCIES PRODUCING A GROSS YIELD OF 5.1% WITH OFF ROAD PARKING, COMMUNAL GARDENS AND NO ONWARD CHAIN



Flat 4



Flat 8



GUIDE PRICE £1,600,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
Tel: 01603 250248 www.hadleytaylor.com

Location

The property is located on Unthank Road in the heart of the Golden Triangle within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich Hospital are both close by.

Accommodation

The property is arranged as 8 self-contained flats over three floor. Each flat has gas central heating and most have double glazing.

Flat 1: Two bedroom ground floor flat with epc rating D currently achieving £770 pcm.

Flat 2: One bedroom ground floor flat with epc rating D currently achieving £775 pcm.

Flat 3: One bedroom ground floor flat with epc rating D currently achieving £800 pcm.

Flat 4: One bedroom ground floor flat with epc rating D currently achieving £685 pcm.

Flat 5: Two bedroom first floor flat with epc rating D currently achieving £775 pcm.

Flat 6: Two bedroom first floor flat with epc rating C currently achieving £1000 pcm.

Flat 7: Three bedroom first floor flat with epc rating D currently achieving £995 pcm.

Flat 8: Two bedroom second floor flat with epc rating D currently achieving £1050 pcm.

Outside

Each flat has a car parking space to the front of the property. To the rear the communal gardens are laid to lawn with three brick-built garden stores and rear access to Clarendon Road.

Directions

Leave The city centre on Unthank Road and the property can be found on the right-hand side of the road on the corner of Clarendon Road.

Local Authority

Norwich City Council.

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



Flat 4 Living Room



Flat 4 Bedroom



Flat 8 Living Room



Flat 8 Bedroom 2



Flat 3 Living Room



Flat 3 Kitchen

