



## 4 bed semi-detached house to buy in NR5

Robson Road, Norwich, Norfolk, NR5 8NZ

**£225,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ Semi Detached House
- ✓ Four Bedrooms
- ✓ Fantastic Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Auction are pleased to present this four bedroom property located within a close proximity to the University of East Anglia (UEA) offering spacious accommodation - currently tenanted by students.

The property also benefits from potential to extend and convert to a HMO subject to planning.

Downstairs is a lounge, kitchen and large bedroom. Upstairs is three further bedrooms and a bathroom. To the rear is a large enclosed garden.

This property is perfect investment opportunity and is ideal for a group of four students looking to be within walking distance from the UEA.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Robson Road, Norwich, Norfolk, NR5 8NZ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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