



Brereton Close, Norwich NR5 8LX

welcome to

Brereton Close, Norwich

GUIDE PRICE £370,000 - £380,000

****5 BEDROOMS** 5 ENSUITES** STUDENT LET INVESTMENT** GENEROUS RETURN ON INVESTMENT**POTENTIAL TO EXTEND***



Situated close to the University of East Anglia. This substantial semi detached house boasts a spacious and bright purpose built lounge in the rear garden, perfect for hosting, and 5 bedrooms with 5 ensuites and is currently generating a very generous return. Any investment buyers would be wise to consider this property as has been a successful student let for a number of years. Externally the property offers ample off road parking for multiple vehicles accessed via a dropped kerb and a lawned garden to the rear aspect. An added benefit for investors, the property has future potential to extend!



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welcome to

Brereton Close, Norwich

- 5 Bedrooms/ 5 Ensuites
- Student let accommodation
- Great Investment opportunity
- Close to the UEA
- Ample off road parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£370,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144283 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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