



47 Suffolk Square, Norwich

Guide Price £180,000 - £190,000

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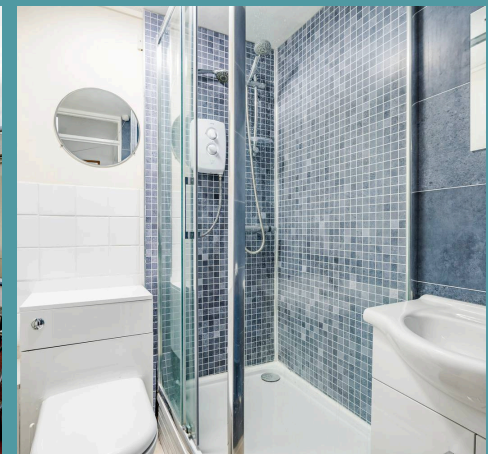
Norwich

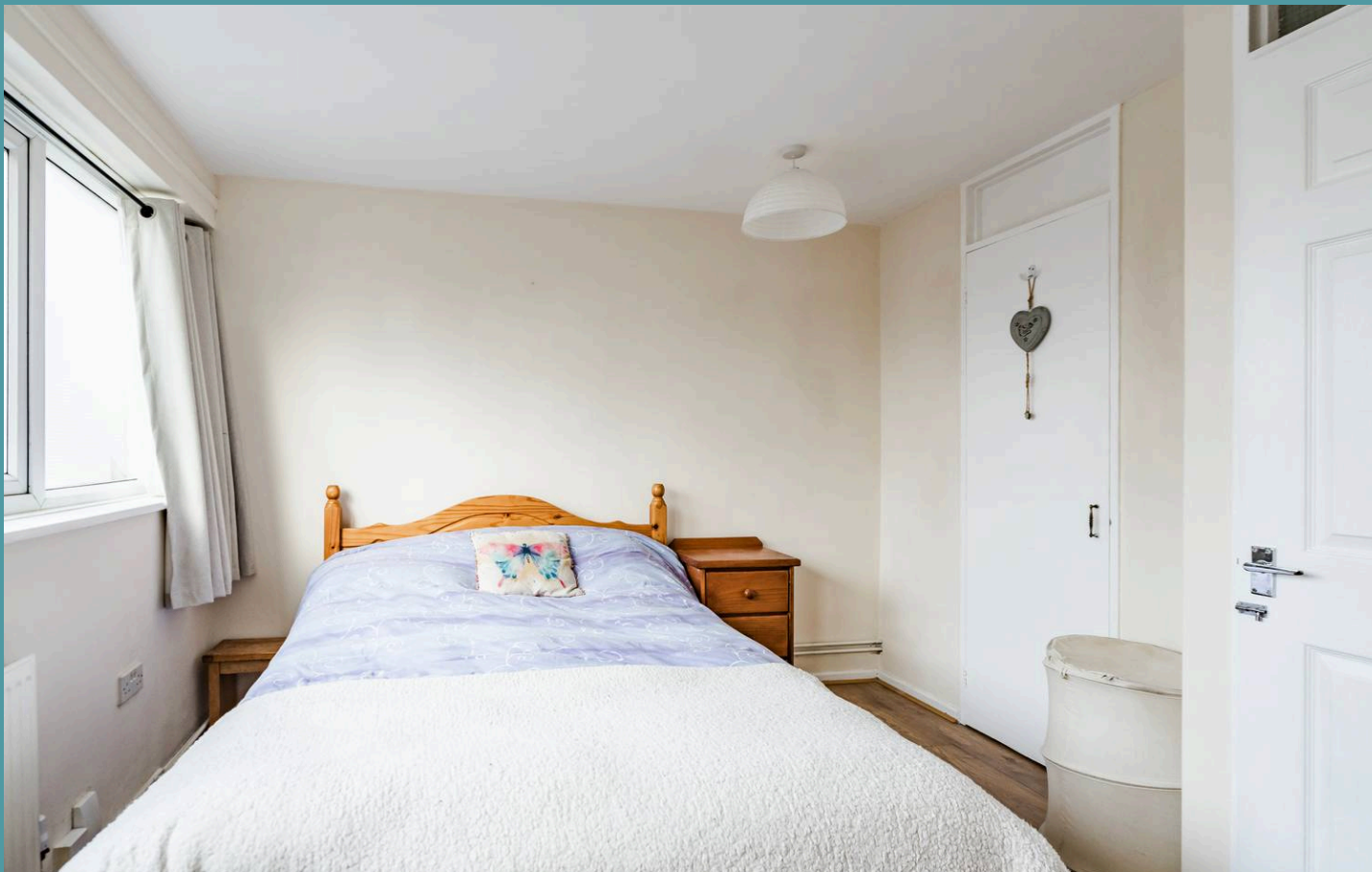
This top-floor maisonette offers an impressive 9% yield, generating a robust rental income of approximately £1,532 per month, making it a highly attractive investment opportunity. With the potential to accommodate up to four tenants, it's perfectly suited for those looking to add a reliable income-generating property to their portfolio. The well-maintained, move-in-ready space comes furnished if desired, ensuring immediate returns for new owners. Inside, the property boasts four spacious bedrooms, a modern shower room, and a bright open-plan living area with an integrated kitchen. Additional benefits include a private balcony with views over Jenny Lind Park, ample parking, and a secure bike store, enhancing the overall appeal and convenience for tenants.

Location

Suffolk Square is ideally situated for students, with the University of East Anglia just a short distance away, making this location perfect for those studying in Norwich. It also provides easy access to the Norfolk and Norwich Hospital, catering to medical professionals and staff. The property is centrally located, just a short stroll from the city centre, where a variety of shops, cafes, and restaurants await.

Jenny Lind Park offers a nearby green space, while everyday essentials are a breeze with a Tesco Express just moments away. The vibrant Unthank Road is within walking distance, offering a range of local amenities, including a fish and chip shop and William and Florence for dining. Commuting is simple with quick access to the A47, connecting you to the wider region.





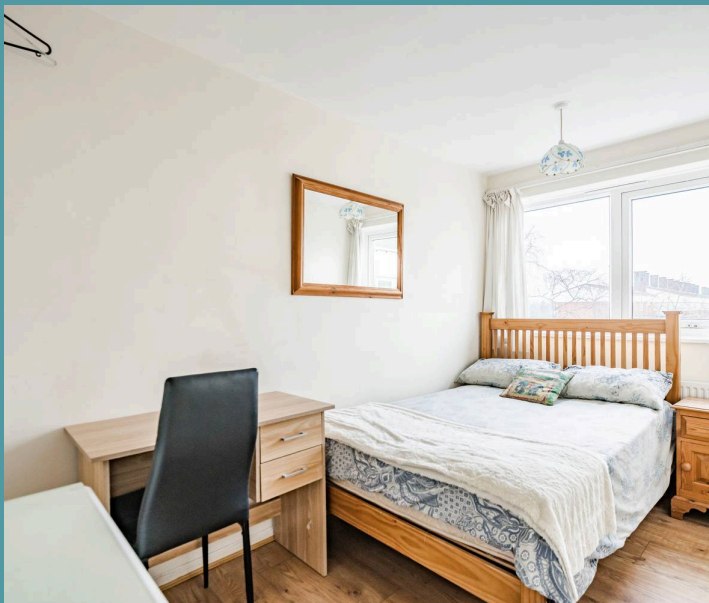
47 Suffolk Square

Norwich

Suffolk Sqaure

This top-floor maisonette presents an exceptional investment opportunity, generating an impressive rental income of approximately £1,532 per month, which equates to an attractive 9% yield.

With the capacity to accommodate up to four tenants, it's an ideal addition to any property portfolio, whether you're a seasoned investor or looking to expand your holdings. The property is move-in ready, well-maintained, and available furnished if desired, ensuring immediate returns and long-term appeal.



Inside, the maisonette features a well-thought-out layout with four generously sized bedrooms, offering plenty of space for tenants to enjoy. The modern shower room and separate WC add a practical touch, while the open-plan lounge and kitchen provide a bright, inviting space.



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Integrated appliances and ample countertop space make the kitchen both stylish and functional, seamlessly connecting with the spacious living area—a perfect environment for day-to-day living. The private balcony, offering views over Jenny Lind Park, provides an excellent spot for residents to relax and enjoy the surroundings.

The property is fully equipped with gas central heating and double glazing, ensuring both energy efficiency and year-round comfort. Its up-to-date design, from the sleek kitchen to the well-appointed shower room, enhances its appeal and meets the demands of today's renters. Additionally, residents benefit from ample parking and a secure, built-in bike store, adding to the overall convenience and desirability of the property.

Agents Note

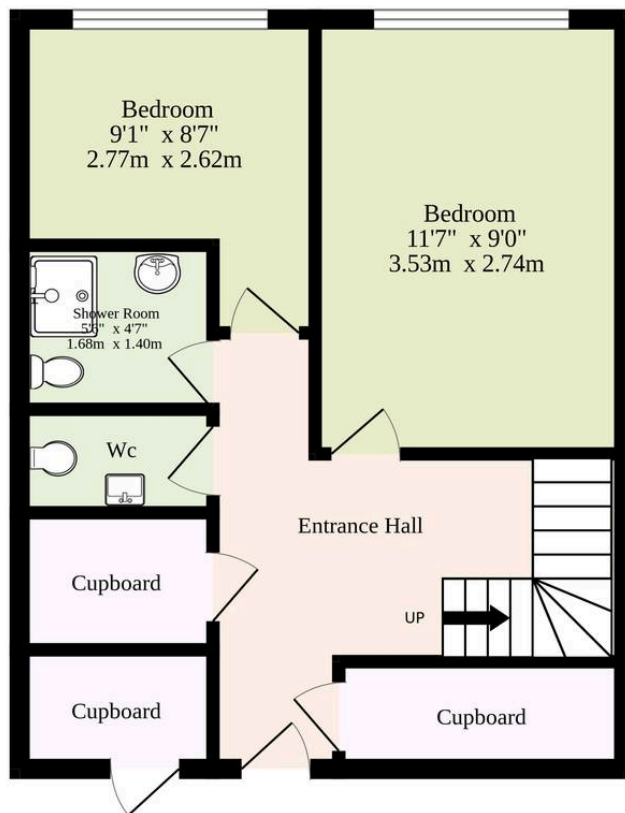
Sold Freehold

Connected to all mains services.

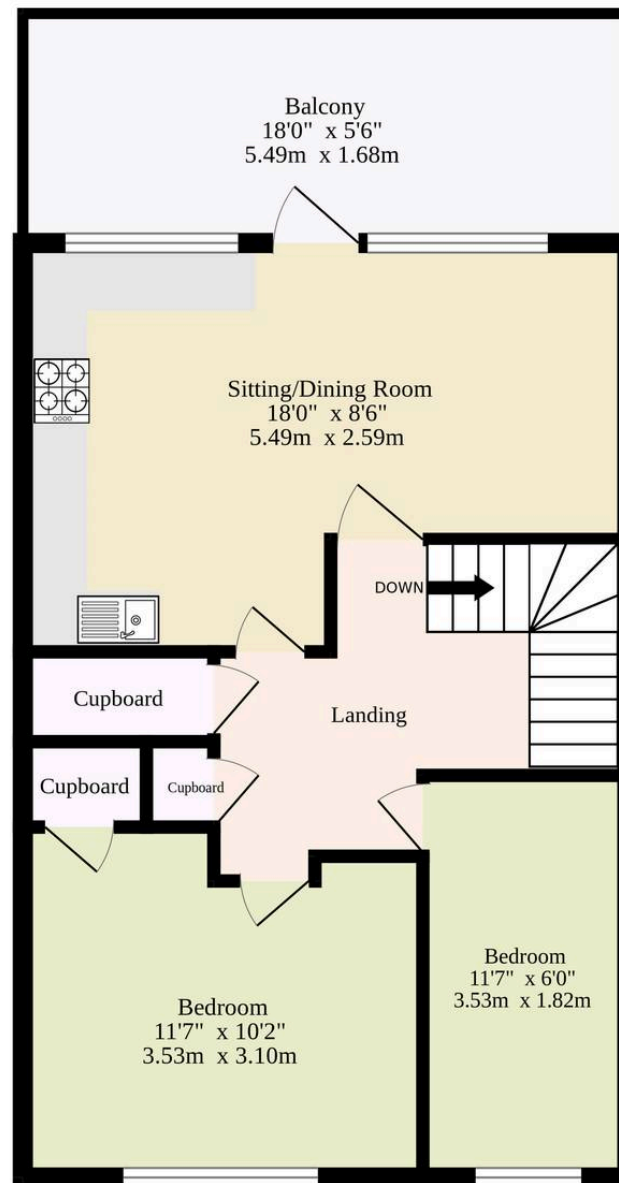
The vendor has advised there is approximately 89 years remaining on the lease. The service charge is approximately £50 per calendar month and the ground rent is approximately £5 per annum.



Ground Floor
379 sq.ft. (35.2 sq.m.) approx.



1st Floor
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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