



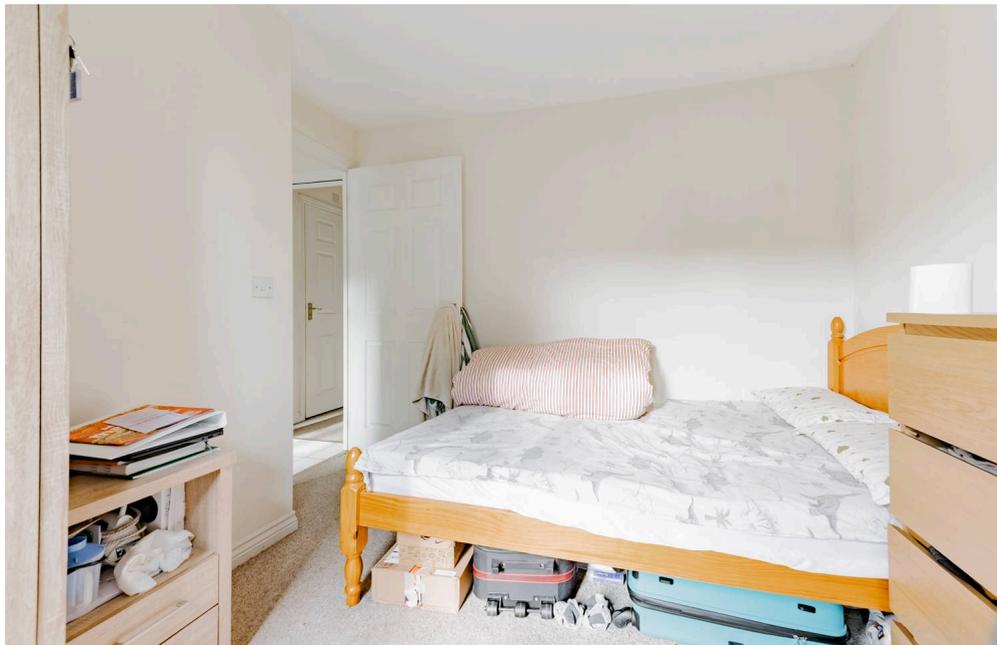
## 9 Attoe Walk, Norwich

OIEO £315,000 Freehold

Nestled in a sought-after location just a stone's throw away from Norwich city centre, this impressive 5-bedroom terraced house presents an exceptional investment opportunity for discerning buyers seeking a versatile property with high rental potential. With its strategic positioning and practical design, this property is sure to cater to a wide range of occupants, making it a valuable addition to any property portfolio.

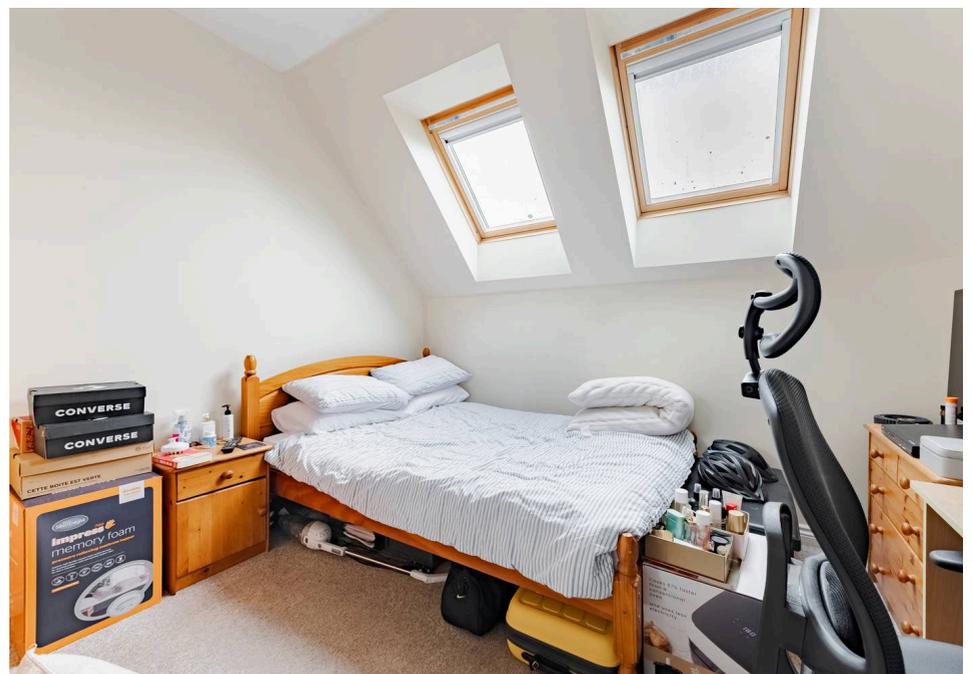
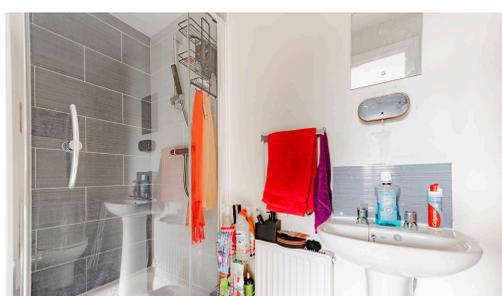
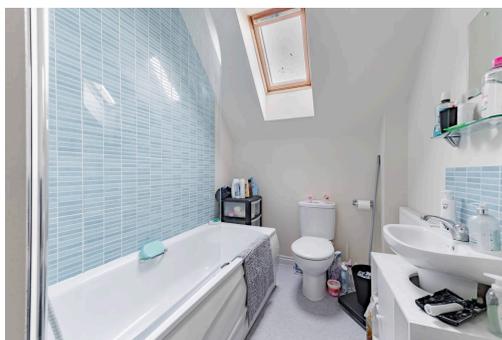
## Location

Attoe Walk, Norwich is a charming and well-connected location, situated just a short distance from the vibrant city centre of Norwich. The property benefits from a quiet residential setting, offering a peaceful environment while still being close to local amenities such as shops, schools, and recreational spaces. Norwich's rich history and cultural attractions, including museums, theatres, and restaurants, are all within easy reach. The area is well-served by public transport links, providing convenient access to the city and surrounding areas. Whether you're a first-time buyer or looking for a serene retreat with all the conveniences of city living, this location offers the best of both worlds.



## Attoe Walk

Spread across three well-appointed floors, the spacious layout of this property ensures a comfortable living experience for occupants of all lifestyles. As you step inside, you are greeted by a welcoming entrance hall leading to the ground-floor kitchen and bedroom, which offers direct access to the rear of the property.



A conveniently located shower room on this level adds to the practicality and convenience of the home.

Moving up to the first floor, the largest bedroom with an ensuite shower room awaits, along with another well-equipped kitchen that provides a perfect setting for preparing meals and entertaining guests. The addition of a dining space enhances the functionality and appeal of this level.

On the top floor, three additional generously sized bedrooms offer ample accommodation, with one of the bedrooms boasting its own ensuite shower room for added convenience. Each room is thoughtfully designed to provide residents with comfort and privacy.

The property offers the added benefit of one allocated parking spot, ensuring hassle-free parking for residents. Beyond the property, the proximity to local amenities, reputable schools, and the bustling Norwich city centre enhances its rental appeal. The area boasts high rental demand, providing a steady income stream for investors looking to capitalise on the thriving rental market.

In addition to the interior offerings, the property features a small enclosed garden to the rear, providing a private outdoor space for relaxation and recreation.

#### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

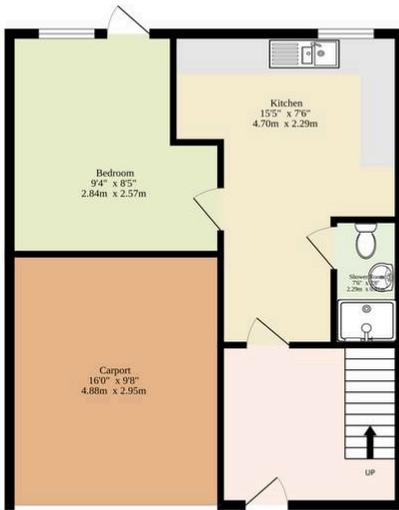
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



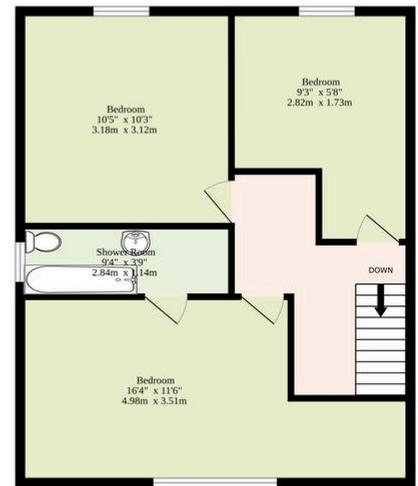
Ground Floor  
447 sq.ft. (41.5 sq.m.) approx.



1st Floor  
436 sq.ft. (40.5 sq.m.) approx.



2nd Floor  
438 sq.ft. (40.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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