



## 1 Bates Green, Norwich

£210,000 - £220,000 Freehold

Situated in a prime location close to the University of East Anglia and Norfolk and Norwich University Hospital, this well-presented 5-bedroom terraced house offers an excellent opportunity for first-time buyers or those looking for a lucrative buy-to-let investment. This property boasts a good rental yield and comes fully furnished, making it move-in-ready for prospective tenants or homeowners.



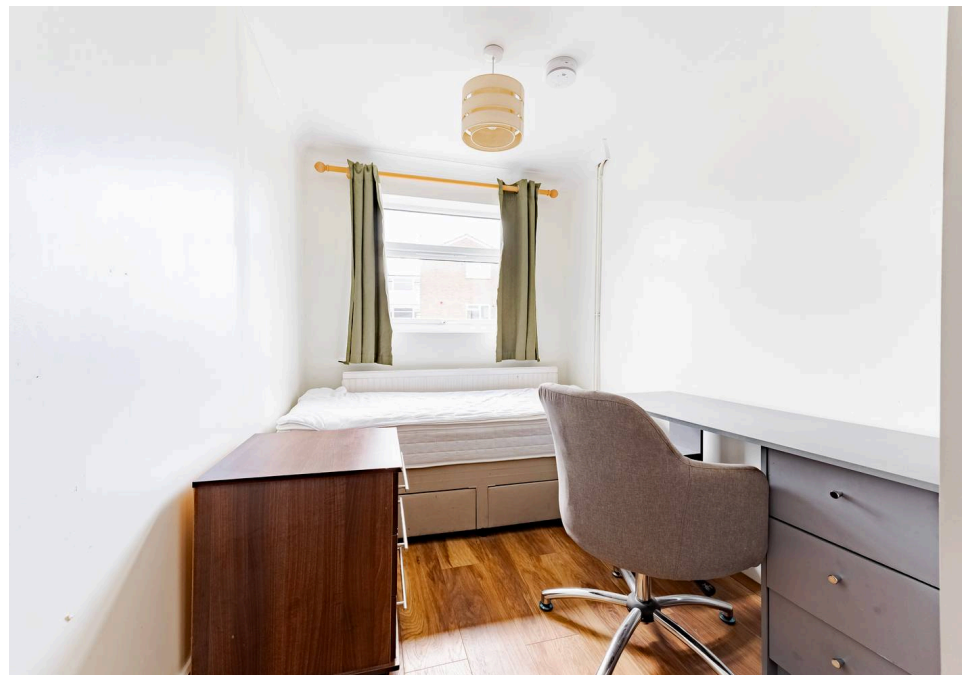
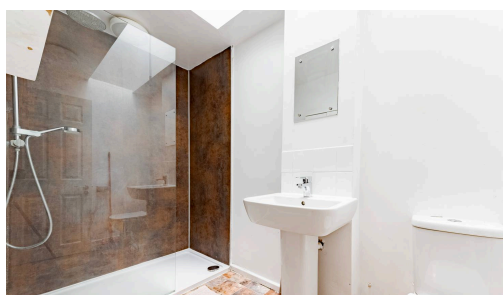
## Location

Situated in a quiet residential cul-de-sac, 1 Bates Green offers a fantastic location in the heart of NR5. This sought-after area provides easy access to the University of East Anglia, Norfolk & Norwich University Hospital, and major road links, making it ideal for families, professionals, and investors alike. The property is just a short distance from local amenities, including supermarkets, schools, and leisure facilities, while Norwich city centre is only a 10-minute drive away, offering a vibrant mix of shopping, dining, and entertainment. With excellent transport links and green spaces nearby, this home is perfectly positioned for convenience and comfort.



## Bates Green

As you step into the property, you are greeted by a porch that leads into a utility/shower room on the left and a hall on the right, providing access to a ground floor WC, stairs leading to the first floor, and entry into the kitchen. The kitchen features clean finishes, and a brand-new fitted oven.





The ground floor also houses two bedrooms, ideal for accommodating guests or creating a home office space. The highlight of the ground floor is the conservatory, which offers serene garden views and extends the living space, making it a perfect spot for relaxation or entertaining guests.

Ascending to the first floor, you will discover three additional bedrooms, each offering ample space and natural light. A modern shower room featuring a sky-light completes the upper level of this charming property. The rear garden, which is enclosed for privacy, presents an opportunity for customisation and can be transformed into a charming outdoor space.

Moreover, the property's close proximity to bus routes enhances its accessibility, making daily commutes and travel convenient for residents. With five well-appointed bedrooms, this property has the potential to serve as a practical student home, catering to the growing demand for student accommodation in the area.

### Agents Notes

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

Council Tax band: A

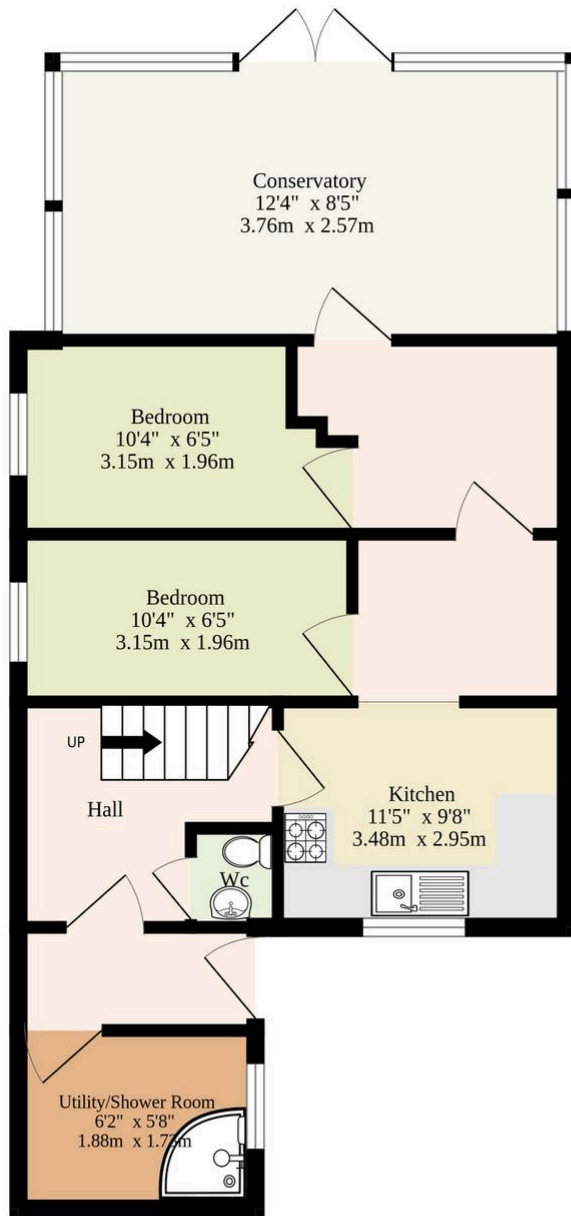
Tenure: Freehold

EPC Energy Efficiency Rating: D

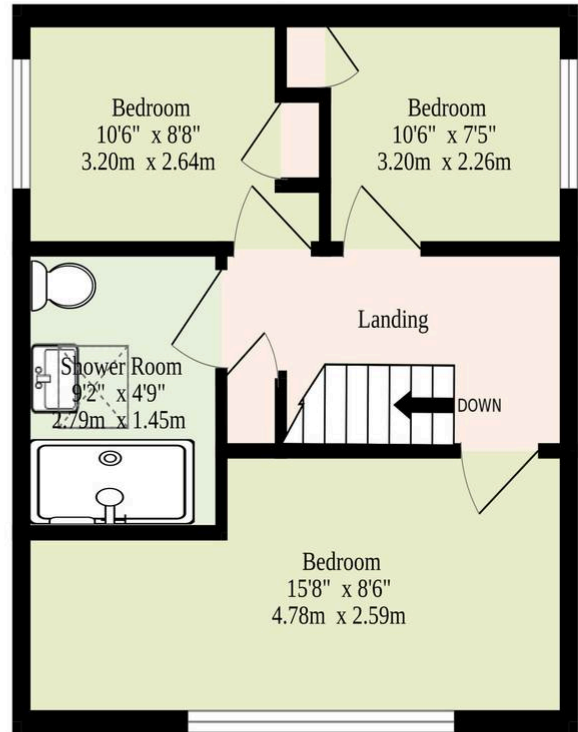
EPC Environmental Impact Rating: D



Ground Floor  
512 sq.ft. (47.6 sq.m.) approx.



1st Floor  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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