



## 2 Turner Road, Norwich

£325,000 Freehold

Guide Price £325,000 - £350,000. This spacious four-bedroom period home on Turner Road, NR2, combines character charm with a proven rental track record, making it an ideal choice for both families and investors. With flexible living across two reception rooms, modern bathrooms and a generously sized kitchen with utility space, the property is well-equipped for comfortable multi-occupant living. Recent updates include a new boiler, guttering, carpets, and a re-roofed private garage. Currently generating £1,850pcm as a popular let, it offers a strong gross yield of approximately 6.3% to 6.8%. Located within walking distance to Norwich city centre, local pubs, shops, and excellent transport links, this home delivers lifestyle and long-term value in equal measure.



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### The Location

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Local pubs, including the Georgian Townhouse and the Plantation Gardens, offer delightful options for leisurely strolls and scenic views. Residents can also take advantage of regular bus links and a nearby bus station for effortless commuting to destinations such as Cambridge and London, while local shops cater to daily needs, ensuring a well-rounded and dynamic living experience.

### Turner Road, Norwich, NR2

Set along a well-connected stretch of Norwich's ever-popular NR2 postcode, this four-bedroom period home brings together generous interiors and smart, income-generating potential. Currently configured with two formal reception rooms—one of which is used as an additional bedroom—it offers flexibility for both families and investment-minded buyers. The property also benefits from a ground floor WC, a modern family bathroom and a separate ensuite, making it well-suited to larger households or multiple occupants.

The kitchen is particularly impressive in both size and layout, with plenty of worktop space and a seamless flow through to a practical rear lobby/utility area—ideal for keeping everyday clutter out of sight. Natural light pours in throughout, thanks to large windows, giving each room an uplifting and airy feel.

Outside, a private garage with a newly fitted roof adds valuable off-road storage, while recent upgrades including a brand new boiler, guttering, and plush new carpets bring peace of mind and immediate comfort.



Ground Floor  
909 sq.ft. (84.4 sq.m.) approx.

1st Floor  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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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