



## 1 Colman Road, Norwich

£400,000 Freehold

This substantial six-bedroom semi-detached property presents an exceptional opportunity for investors looking to secure a property in one of Norwich's most consistent rental markets. Located on Colman Road, just minutes from the University of East Anglia, this property has a strong track record as a successful student let and is ideally configured for ongoing multi-occupancy use. With generous proportions, multiple bathrooms, and well-planned communal areas, it offers an immediate route to income with minimal adjustment. Whether you're an experienced landlord expanding your portfolio or a new investor seeking a ready-made venture, this property delivers on both location and layout.



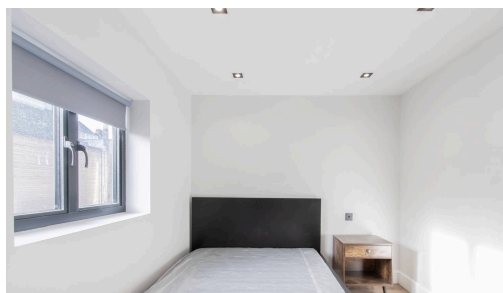
## Location

Colman Road enjoys a highly convenient location to the south-west of Norwich city centre, ideally positioned for both everyday amenities and major transport links. The property is within easy walking distance of the University of East Anglia, making it an excellent choice for academics, students, or staff. Eaton Park, one of the city's most expansive green spaces, lies nearby and offers sports facilities, a café, and landscaped gardens. There are a variety of local shops, cafés, and supermarkets close at hand, with additional retail and dining options available at the nearby Unthank Road and Earlham Road. The area also benefits from regular bus services into the city centre, as well as straightforward access to the A11 and A47, connecting Norwich to Cambridge and beyond.



## Colman Road

The layout is well suited to student living, with generously sized double bedrooms arranged across two floors, five bathrooms (including three ensembles), and a central kitchen/breakfast room providing ample space for shared cooking and dining. An additional reception room offer flexibility and could serve as a lounge area.





Externally, the property benefits from an enclosed rear garden, offering a low-maintenance outdoor space for tenants.

With its proven rental history, high student demand in the area, and proximity to key institutions and transport links, this property is ready to deliver strong, consistent returns for the right investor.

### Agents Notes

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

Council Tax band: TBD

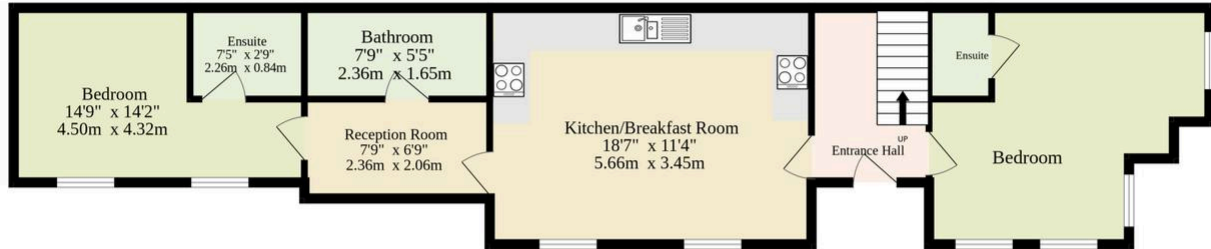
Tenure: Freehold

EPC Energy Efficiency Rating: E

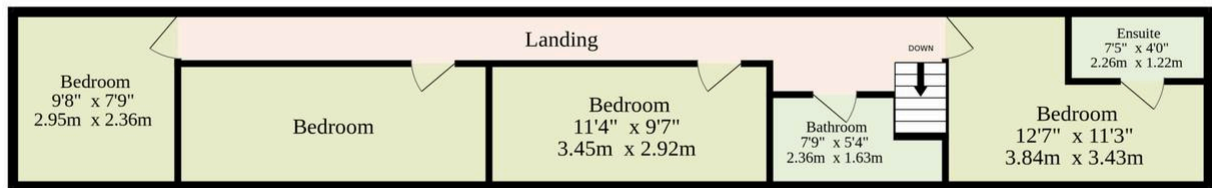
EPC Environmental Impact Rating: E



**Ground Floor**  
**619 sq.ft. (57.5 sq.m.) approx.**



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



**Sqft Excludes Bedroom 2 And Ensuite, Bedroom 6**

**TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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