



151 Cadge Road, Norwich

Norwich



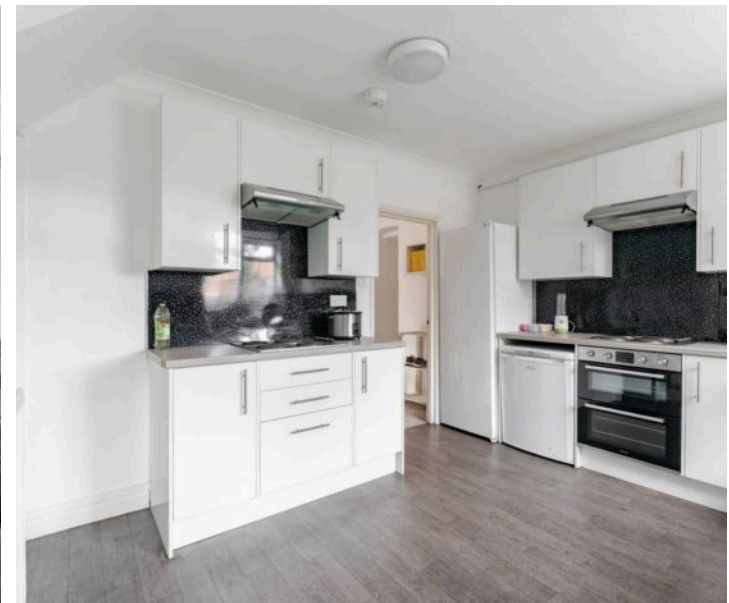
Minors & Brady



# 151 Cadge Road

Hidden within a well-connected pocket of west Norwich lies an exceptional opportunity for the discerning investor. This extended six-bedroom semi-detached house already secures a healthy annual income of £29,160, supported by a current HMO license. Based on a guide price of £300,000, the property delivers an impressive gross yield of around 9.7%, making it a particularly attractive proposition. The spacious layout includes a bright lounge, practical kitchen, two ground-floor bedrooms, and additional shower facilities, perfectly tailored for multiple occupants. Upstairs, four further bedrooms, a shower room, and a separate WC continue the home's functional design. Externally, off-road parking is available to the front, with a generous enclosed garden to the rear that holds scope for further enhancement. The location is especially appealing to students and professionals, offering swift access to the University of East Anglia, Norfolk & Norwich Hospital, and a wide choice of local amenities. With no onward chain, this is a ready-made high-yield investment in one of Norwich's most dependable rental areas.

- Extended six-bedroom semi-detached HMO property
- Current annual rental income of £29,160
- Impressive gross yield of approx. 9.7% (based on £300,000 price)
- Fully licensed HMO – ideal turnkey investment
- Bright lounge and practical fitted kitchen with space for appliances
- Two ground-floor bedrooms and two shower rooms for added flexibility
- Four further bedrooms, additional shower room, and separate WC upstairs
- Off-road parking to the front with paved and shingled driveway
- Generous enclosed rear garden with scope for further enhancement
- Prime location close to UEA, N&N Hospital, local shops, and excellent transport links







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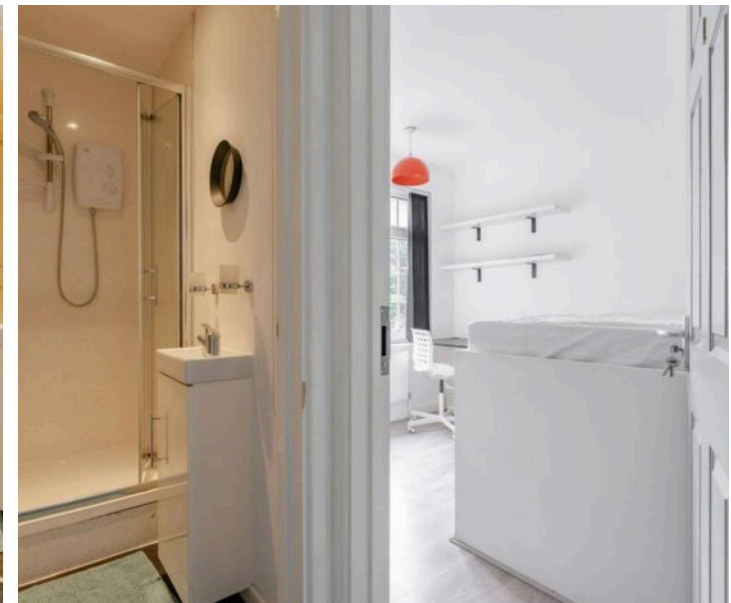
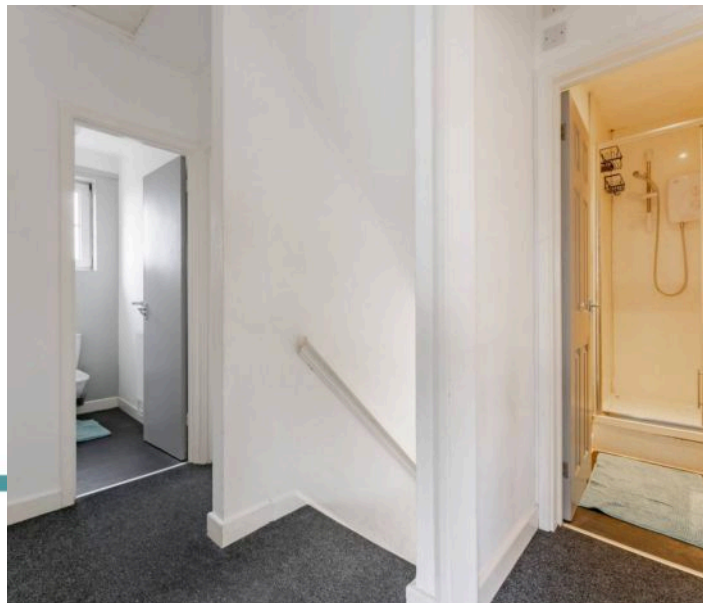
## The Location

Set within a peaceful residential area west of Norwich city centre, this location offers a convenient blend of local amenities and strong transport links. Day-to-day needs are well catered for with nearby convenience stores and supermarkets, while the Bowthorpe Shopping Centre provides a wider range of shops and services, including a post office and pharmacy.

A variety of local pubs, cafés, and takeaways can also be found within a short distance, and the vibrant Norwich city centre—with its popular Chantry Place shopping mall, independent stores in the Norwich Lanes, and a wide selection of restaurants and entertainment venues—is just a few minutes away by bus or car.

Families will appreciate several highly regarded schools within easy reach, such as West Earlham Infant and Junior Schools and City Academy Norwich, along with the nearby University of East Anglia, which also offers cultural and sporting facilities. Healthcare provision is excellent, with local GP surgeries, dental practices, and the Norfolk and Norwich University Hospital approximately 10 minutes' drive.

Transport links are strong, with frequent bus services into the city centre, easy access to Norwich Railway Station for direct trains to London and Cambridge, and the A47 ring road close by for convenient road travel across Norfolk and beyond.



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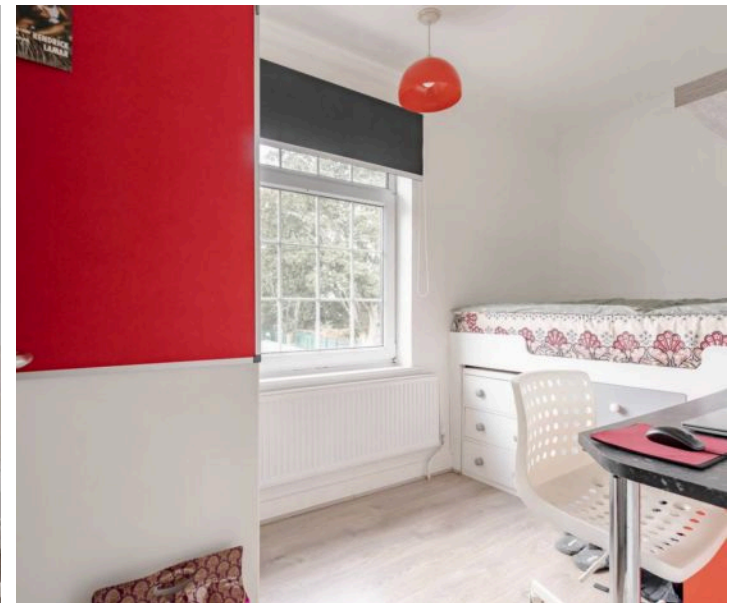
## Cadge Road, Norwich

An outstanding investment opportunity, this extended six-bedroom semi-detached home is ideally positioned to the west of Norwich, just moments from the University of East Anglia. Already generating a strong annual income of £29,160 and complete with an HMO license, the property represents an excellent turnkey option for landlords, while also offering further potential for development. Based on a guide price of £300,000, the property offers an impressive gross yield of approximately 9.7%, making it a highly attractive choice for investors.

Available with no onward chain, early viewing is highly recommended.

The ground floor provides a generous layout with an entrance hall leading to a bright lounge and a well-sized kitchen fitted with a range of units and space for appliances. Two bedrooms and two shower rooms are also found on this level, offering flexible accommodation and convenience for multiple occupants.

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Upstairs, the property continues to impress with four additional bedrooms, a further shower room, and a separate WC set off the landing. Each bedroom is well proportioned and designed to meet the demands of a shared rental property.

Outside, the home benefits from off-road parking at the front via a paved and shingled driveway. To the rear, a sizeable enclosed garden offers both low-maintenance appeal and potential to enhance the property further, with a large shed already in place.

The location is particularly attractive for students and professionals, with a wealth of local amenities nearby including shops, supermarkets, pubs, and restaurants. The University of East Anglia and Norfolk & Norwich University Hospital are both within easy reach, while excellent transport links via the Norwich Ring Road, A47, A11, and A140 ensure great accessibility. Longwater Retail Park is also close by, providing additional shopping and leisure facilities.

This is a substantial property with proven rental returns and a near double-digit yield, making it an excellent opportunity for those seeking a high-performing investment in a consistently popular part of Norwich.

## Agents Note

Sold Freehold

Connected to all mains services.



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Outbuildings  
372 sq.ft. (34.6 sq.m.) approx.

Ground Floor  
623 sq.ft. (57.9 sq.m.) approx.

1st Floor  
417 sq.ft. (38.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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