



3 Langton Close, Norwich

Norwich



Minors & Brady

Investors only – an outstanding investment opportunity offering a strong gross yield of approximately 11.2%. This fully licensed HMO is approved until 2028, providing reassurance for landlords seeking a compliant and ready-to-operate rental property. The property already benefits from agreed tenancies from 15th September 2026 through to 2027 at £2,050 per calendar month (all inclusive). Arranged over two floors, the spacious accommodation comprises five well-proportioned bedrooms, ideal for students. Communal areas include a comfortable lounge, fitted kitchen, bathroom, shower room and additional ground-floor shower facilities, ensuring practicality for multiple occupants. The property further benefits from double glazing, gas central heating and low-maintenance front and rear gardens. Ideally located close to the University of East Anglia and the Norfolk and Norwich University Hospital, this is a turnkey investment in a consistently high-demand rental location.

- Investors only – buy-to-let opportunity
- Five-bedroom layout with well-proportioned rooms ideal for shared occupancy and strong rental potential
- Two-floor arrangement separates communal areas from private bedrooms, supporting multi-occupant living
- Multiple bathroom and shower facilities improve convenience for residents
- Separate communal lounge offers a shared space for relaxation and socialising
- Enclosed rear garden provides low-maintenance outdoor space
- Strong gross rental yield of approximately 11.2%, making it a high-return investment opportunity
- Fully licensed HMO until 2028, providing compliance assurance for landlords
- Tenancies already agreed from 15th September 2026 to 2027 at £2,050 PCM





M&B

The Location

Located to the west of Norwich, Langton Close sits within the established residential area of West Earlham. The location is particularly well placed for the University of East Anglia and the Norfolk and Norwich University Hospital, both just a short distance away, making it an excellent choice for university staff, healthcare professionals, and students.

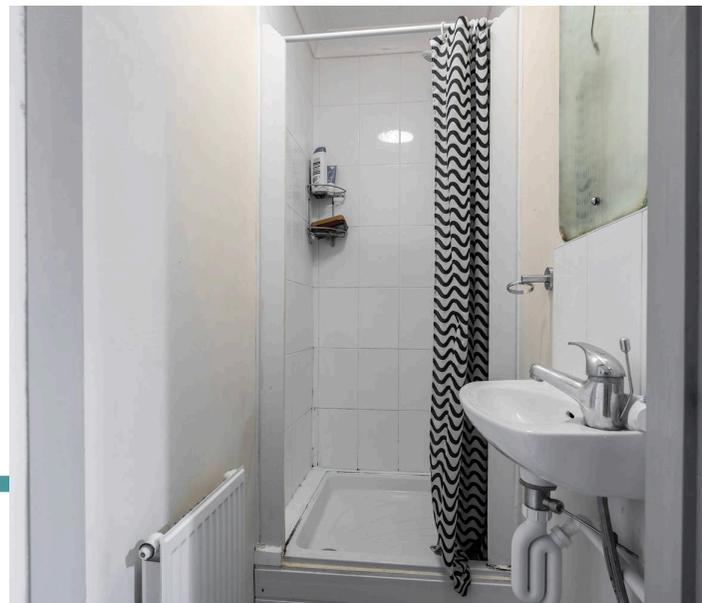
A range of everyday amenities, local shops, and services can be found nearby, while Earlham Park provides attractive open green space, riverside walks, and outdoor recreation close to home. The area is also well served by regular bus routes offering convenient and direct access into Norwich city centre, where a wide selection of shopping, dining, entertainment, and cultural attractions can be enjoyed.

For those travelling further afield, the property benefits from straightforward access to the A47, providing efficient road links across Norfolk and to the wider region.

Langton Close, Norwich

Situated in the popular residential area of West Earlham to the west of Norwich, Langton Close presents an excellent investment opportunity, particularly for those seeking a well-positioned student or professional let close to the University of East Anglia and the Norfolk and Norwich University Hospital.

The house benefits from double glazing and gas central heating and is currently licensed as a House in Multiple Occupation (HMO) until 2028, providing reassurance for investors seeking a compliant, ready-to-operate rental property. Further enhancing its appeal, tenants are already agreed for the period from 15th September 2026 through to 2027 at a rent of £2,050 per calendar month (all inclusive).



M&B

This equates to an impressive gross rental yield of approximately 11.2%, making it a particularly attractive opportunity for investors seeking strong returns.

The accommodation is arranged over two floors and offers generous and flexible living space suited to shared occupation. The property is entered via a front door leading into an entrance hall, which provides access to the main living areas and stairs rising to the first floor. To the front of the house is a well-proportioned lounge with a double glazed window and radiator, providing a communal living area for occupants.

The kitchen is fitted with a range of wall and base units with worktops over and space for appliances. A double glazed window provides natural light.

Also on the ground floor are two bedrooms along with a shower room comprising a shower cubicle, low level WC, hand wash basin and extractor fan, providing practical facilities for shared living.

To the first floor, the landing leads to three further bedrooms, each with double glazed windows and radiators. The first floor is additionally served by both a bathroom, fitted with a panelled bath with shower over, WC and hand wash basin, and a separate shower room with shower cubicle and wash basin, helping to comfortably accommodate multiple occupants.

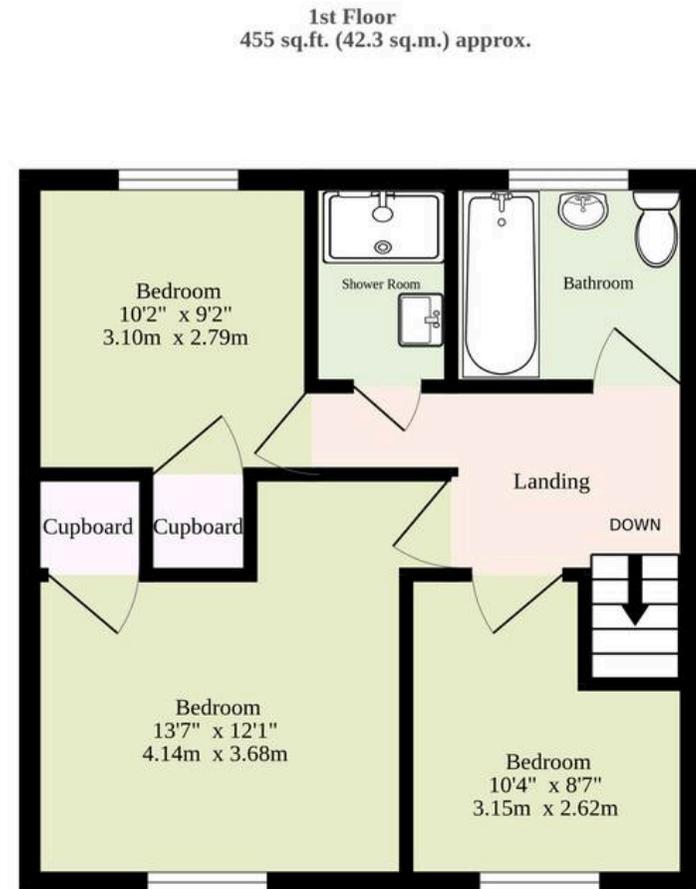
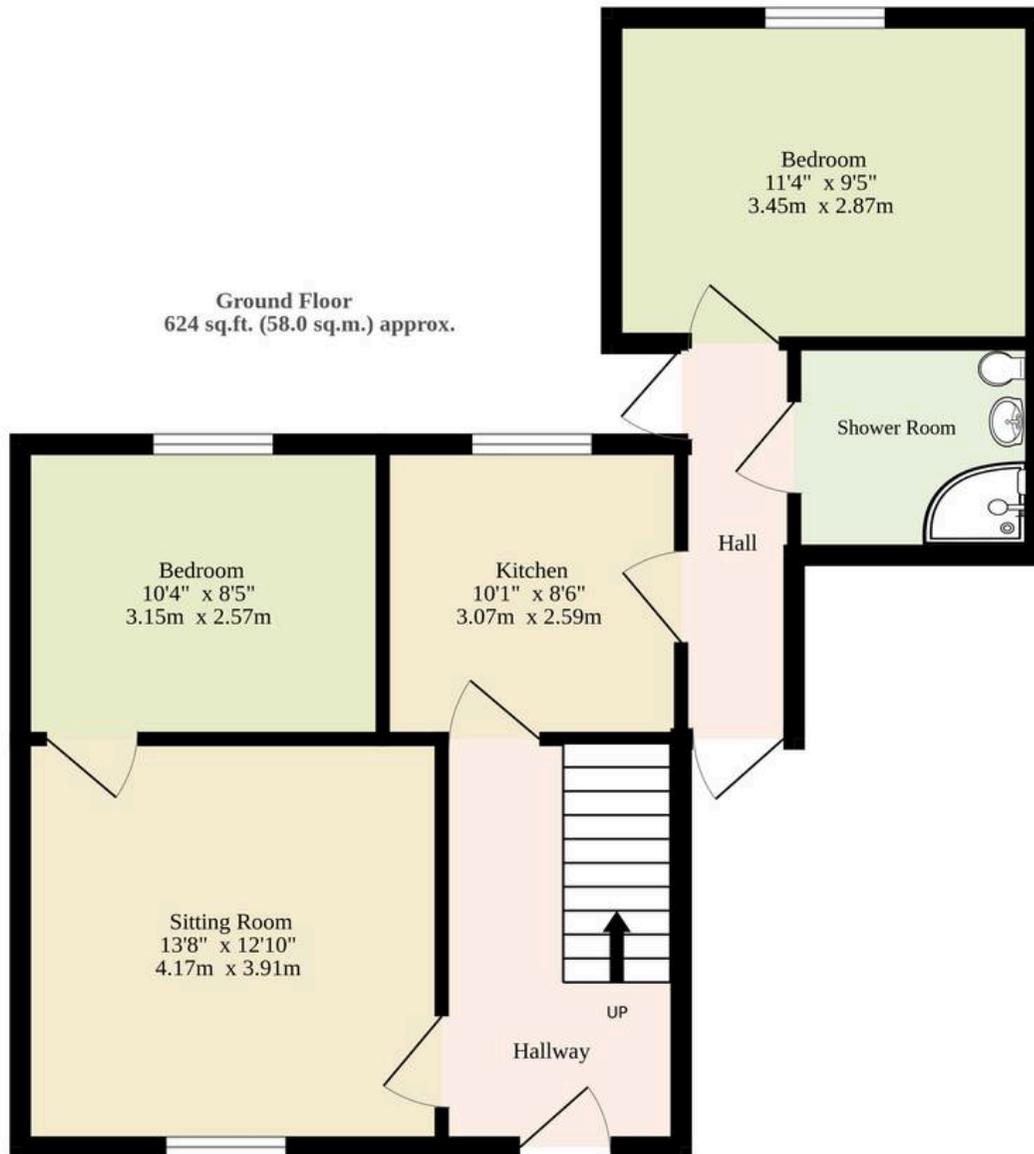
Externally, the property features a shingled front garden with steps leading down and a pathway to the front door. The rear garden is also shingled for ease of maintenance and is enclosed by fencing and hedging, creating a practical outdoor space. On-street parking is available within the surrounding area.

Agents Note

Investors Only Sale

This property will be sold freehold and connected to mains water, electricity, gas and drainage.





TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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.

Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk