



255 Robin Hood Road, Norwich

Norwich

Minors & Brady



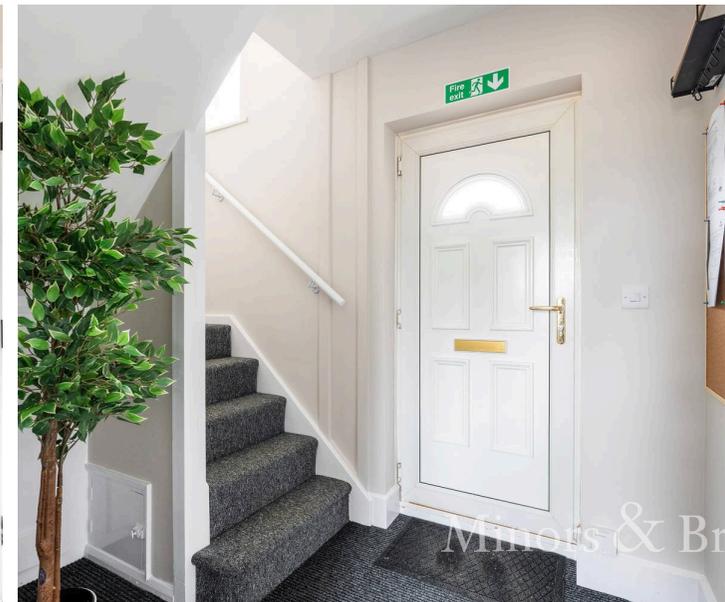
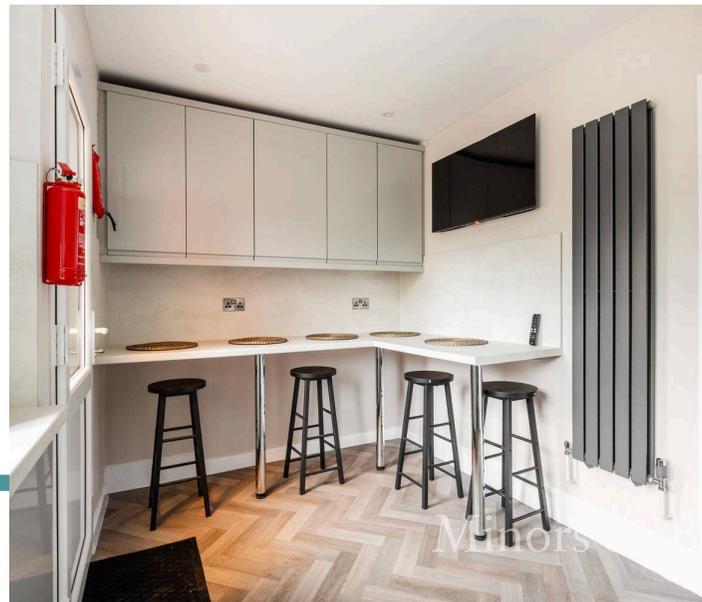
Minors & Brady

255 Robin Hood Road

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Located within the popular NR4 postcode and within easy reach of the University of East Anglia, this fully renovated five-bedroom HMO presents an excellent investment opportunity. The property has undergone a comprehensive refurbishment and is now configured to provide five double bedrooms with modern facilities throughout.

Currently generating a rental income of £2,775 per month and offered with no onward chain, the property is well-suited to investors seeking a ready-made, income-producing asset in a well-established student rental area.



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Norwich, Norwich

- Offered with no onward chain
- Five double bedrooms arranged over two floors
- Licensed HMO with five year term from 2026
- Currently generating rental income of £2,775 per month
- Modern fitted kitchen following full renovation
- New boiler system installed
- Interlinked fire alarm system installed throughout
- Off road parking for two to three vehicles
- Close proximity to the UEA with easy access to local shops and amenities

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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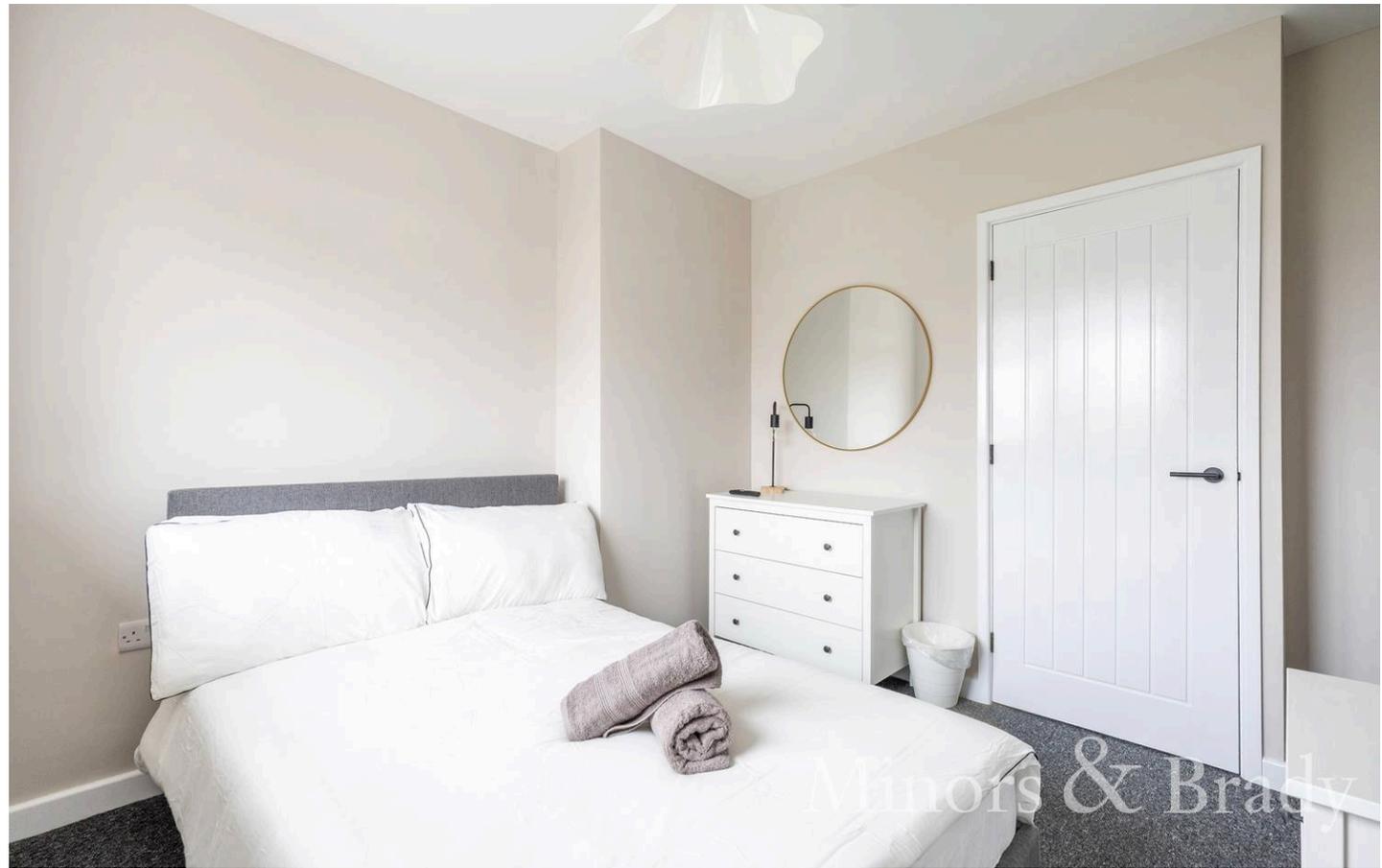
Location

Nasmith Road is set within a popular residential pocket of Norwich's NR4 area, known for its convenience to both the city and the University of East Anglia. The location offers easy access to a wide range of amenities, including supermarkets, local shops, takeaways and sports facilities, with Earlham Park and Eaton Park close by for green open space.

Regular bus routes run along nearby roads, giving quick links into the city centre, while the A47 and A11 are within easy reach for commuting further afield. The area is also well placed for UEA, the Norfolk and Norwich University Hospital and a choice of well regarded schools, which makes this a consistently sought after part of the city.

Nasmith Road

The accommodation is arranged over two floors and has been carefully configured to maximise both space and functionality. The ground floor provides a well proportioned communal lounge, offering a comfortable living space for occupants, alongside a modern fitted kitchen with good storage and worktop space. The layout also incorporates bedroom accommodation on the ground floor along with shower room facilities, creating a practical arrangement for shared living.



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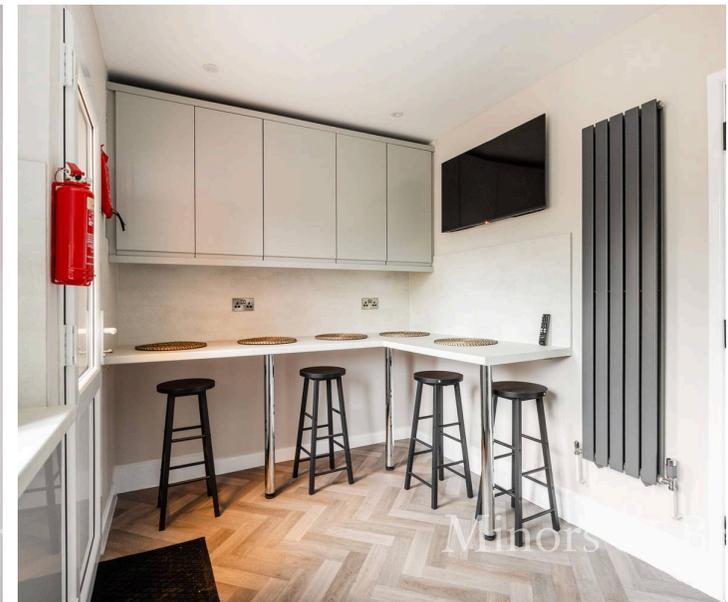
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Across the property there are five well proportioned double bedrooms, providing balanced accommodation suited to the HMO setup. The property benefits from four bathroom facilities in total, including ensuite and shower room arrangements, helping to ensure convenience for all occupants. A newly installed boiler system serves the property, and an interlinked fire alarm system has been installed throughout in line with HMO requirements.

Externally, the property offers off road parking for two to three vehicles to the front. To the rear, there is a large enclosed garden providing outdoor space for residents. The HMO licence is secured for a five year term from 2026, further strengthening the long term investment potential.

With its recent renovation, strong rental income, five double bedrooms and excellent location close to the university and local amenities, this property represents a compelling opportunity for investors seeking a well configured and income generating HMO.

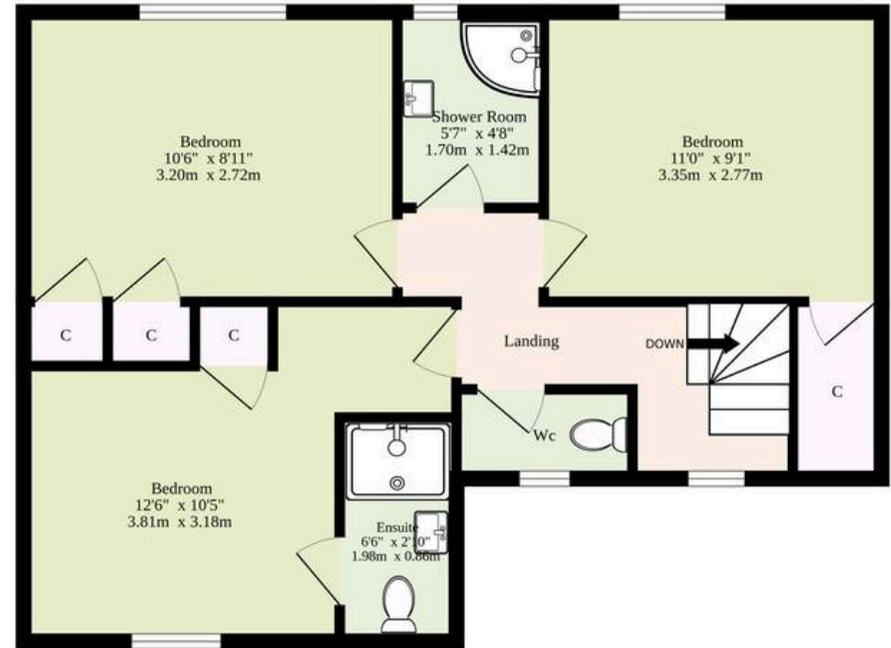


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Ground Floor
384 sq.ft. (35.7 sq.m.) approx.



1st Floor
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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