



309 Aylsham Road, Norwich

Norwich



Minors & Brady

## 309 Aylsham Road

Achieving approximately £3,625 pcm and a strong yield of around 12.4%, this fully tenanted six-bedroom detached HMO offers an excellent turnkey investment with immediate income. Ideally located in the highly sought-after NR3 area of Norwich, it provides easy access to the city centre and local amenities, supporting consistent demand. The property features spacious, well-arranged accommodation including a communal lounge, entrance dining room/second sitting area and a large fully fitted kitchen designed for multi-occupancy use. There are three double bedrooms and a modern shower room on the ground floor, with three further bedrooms upstairs, one benefitting from an en-suite facility and an additional bathroom serving the remaining rooms. Presented in clean, modern condition, the property also includes double glazing, gas central heating, an EnvironVent system, and a new roof installed in 2022. With a HMO licence until 2028, full compliance, furniture included and a 98% occupancy rate over 13 years, this is a highly profitable, ready-made investment.

- Achieving approximately £3,625 PCM with a yield of around 12.4%
- Fully tenanted with written contracts in place
- Licensed and fully compliant HMO (valid until 2028)
- Six-bedroom detached property arranged for optimal rental income
- Turnkey investment – no work required
- 98% occupancy rate over the past 13 years
- Offering three bathrooms: one en-suite, a shower room, and a main bathroom
- Modern, fully equipped kitchen with multiple appliances
- New roof installed in 2022, reducing future costs
- All furniture included in the sale



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# 309 Aylsham Road

## The Location

Aylsham Road, located to the north of Norwich city centre, is a highly desirable and well-established area, particularly popular with students, young professionals and those seeking strong investment opportunities. Its appeal is underpinned by excellent connectivity, with regular and reliable bus services providing quick and easy access into the city centre, the University of East Anglia, and Norwich's key employment hubs.

The immediate surroundings offer an abundance of everyday amenities, all within walking distance, including supermarkets, independent shops, cafés and takeaways. These features make the area especially attractive for multi-occupancy living and contribute to consistently high levels of demand. The convenience and accessibility of the location ensure it remains a practical and desirable place to live.

Aylsham Road is well known for its strong and established rental market, with a consistent level of demand from a wide demographic including students and working professionals. The surrounding streets benefit from an active and balanced community, which supports long-term occupancy and stability—key considerations for investors seeking reliable and sustainable returns.

Access to green space is another key benefit. Waterloo Park is just a short distance away, offering well-maintained open areas, sports facilities and space to relax.

Norwich city centre is just a short journey away, offering a wide range of retail, dining and leisure facilities, as well as key education and employment centres. This close proximity, combined with affordability and strong transport links, ensures Aylsham Road remains a prime location for those seeking convenience, connectivity and long-term growth potential.



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### Aylsham Road, Norwich

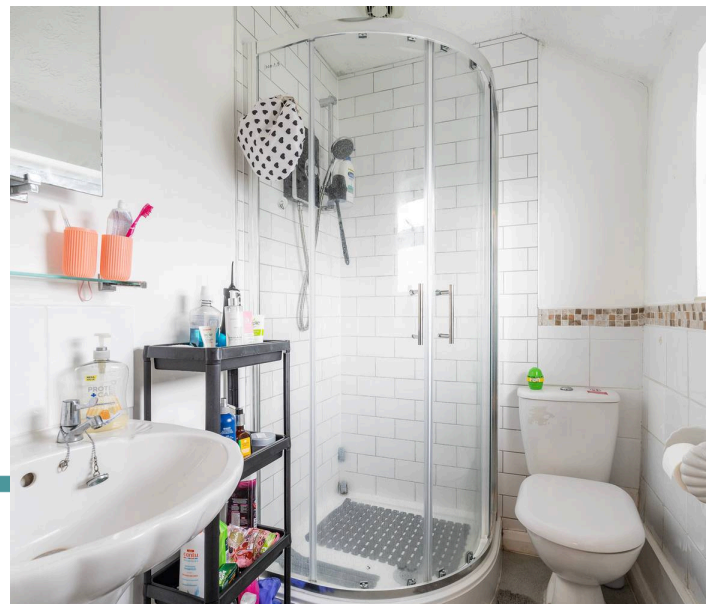
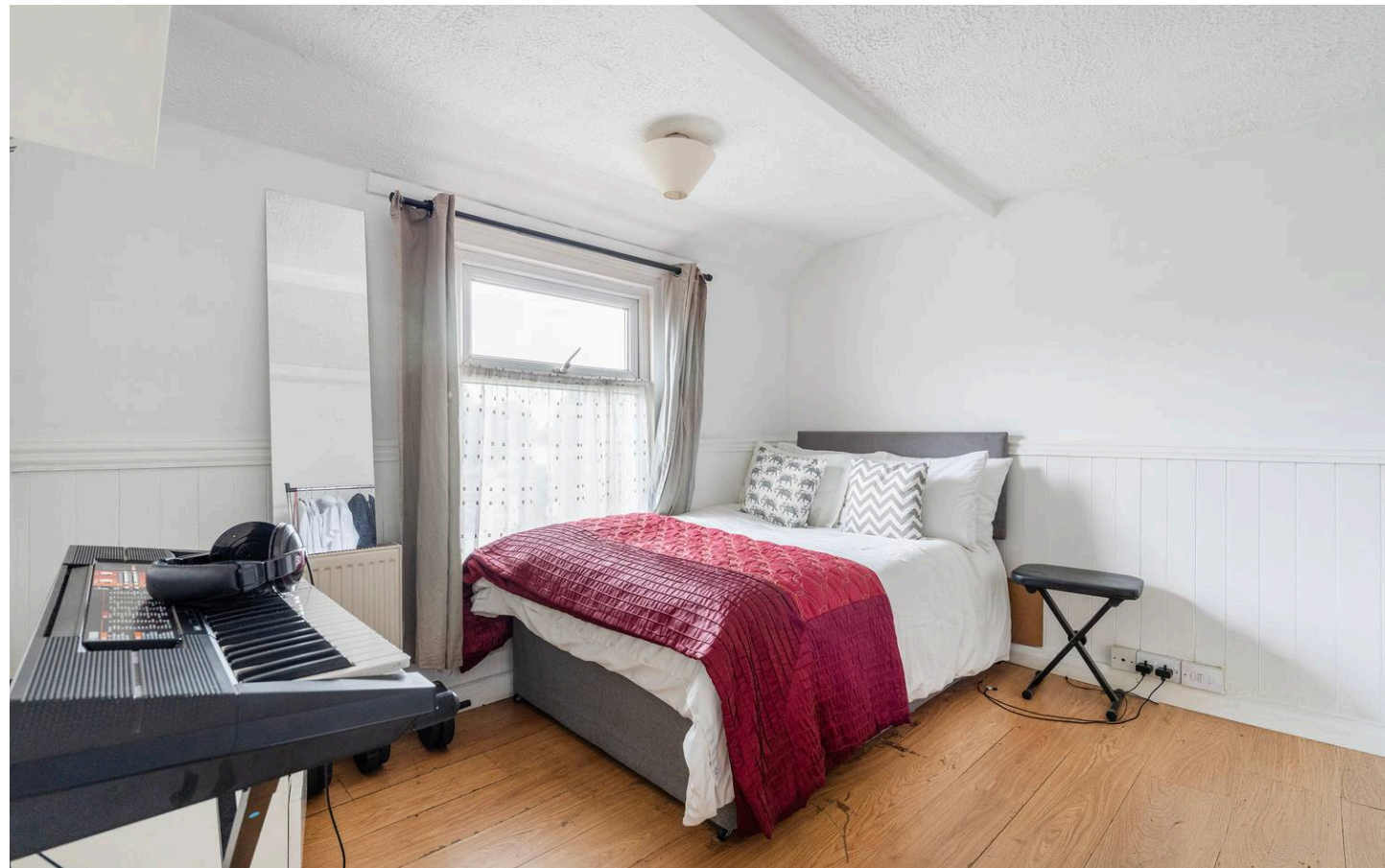
This substantial six-bedroom detached property, located in the ever-popular NR3 area of Norwich, presents an outstanding long-term investment opportunity with a proven track record of strong and consistent returns.

Ideally positioned for easy access to Norwich City Centre and local amenities, the property is offered in good order throughout and is fully equipped for continued multi-occupancy use.

Internally, the accommodation is both spacious and well configured, comprising an entrance dining room/second sitting area with stairs leading to the first floor, a generous communal lounge, and a large, fully fitted kitchen designed specifically for shared living.

The kitchen benefits from extensive wall and base units, alongside two hobs, two ovens, two large fridge/freezers, a washing machine and a dishwasher, ensuring practicality and convenience for multiple occupants. The ground floor also accommodates three well-proportioned double bedrooms and a modern shower room.

Upstairs, the property continues to impress with three further bedrooms, one of which benefits from a private en-suite facility, with a separate additional bathroom serving the remaining bedrooms, enhancing rental appeal and flexibility. All rooms are bright and airy, benefiting from plenty of natural light, and the interior has been maintained in a clean, modern style throughout.



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Additional features include double glazing, gas central heating, and an EnvironVent ventilation system installed in the loft/landing ceiling to effectively manage moisture levels, particularly beneficial in a fully tenanted HMO environment.

Externally, the property offers a low-maintenance, enclosed lawned front garden, providing outdoor space for tenants. A new roof was installed in 2022, adding further long-term value and reducing future capital expenditure concerns.

From an investment perspective, this is a rare turnkey opportunity requiring no additional work. The property is fully tenanted with written contracts in place and achieves approximately £3,625 per calendar month, producing an attractive yield of around 12.4%.

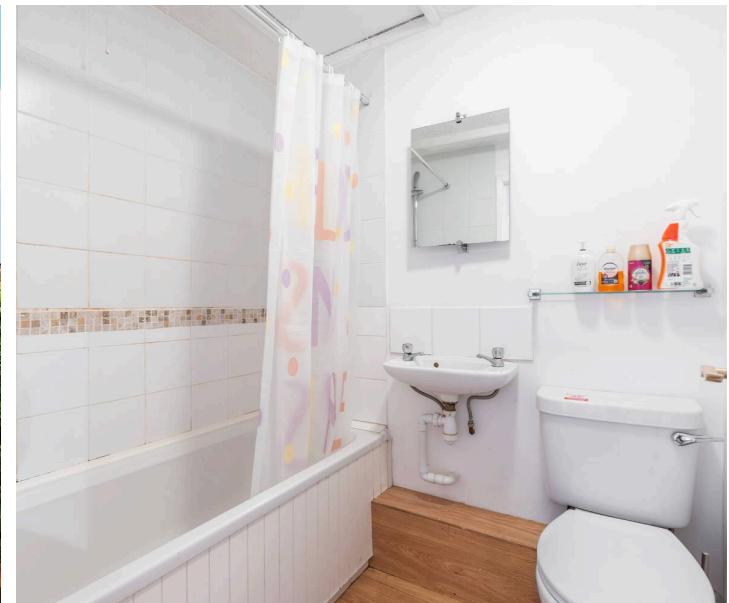
It also benefits from a HMO licence valid until 2028 and is fully compliant, with up-to-date gas and electrical certification.

Impressively, the property has maintained a 98% occupancy rate over the past 13 years, demonstrating its strong and consistent demand.

Offered with all furniture included, this is a highly profitable, ready-made investment in a prime rental location, perfectly suited for investors seeking immediate income with minimal effort.

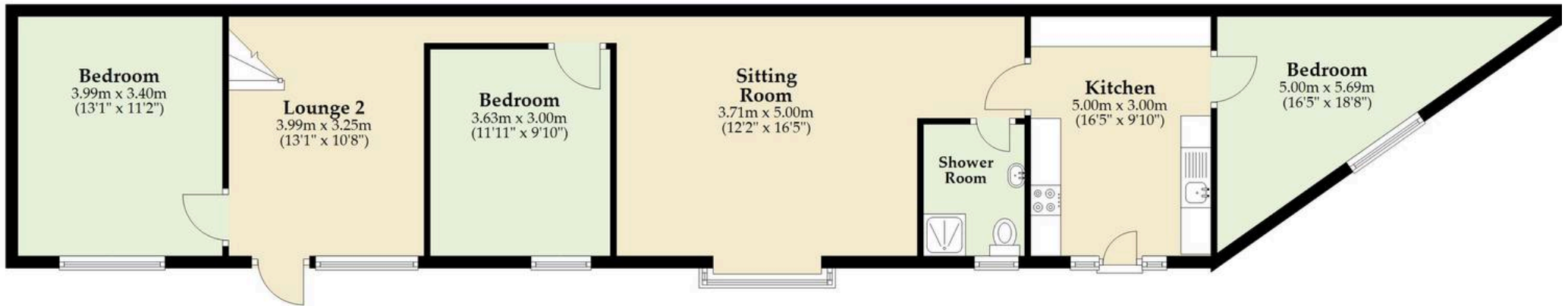
### Agents Note

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



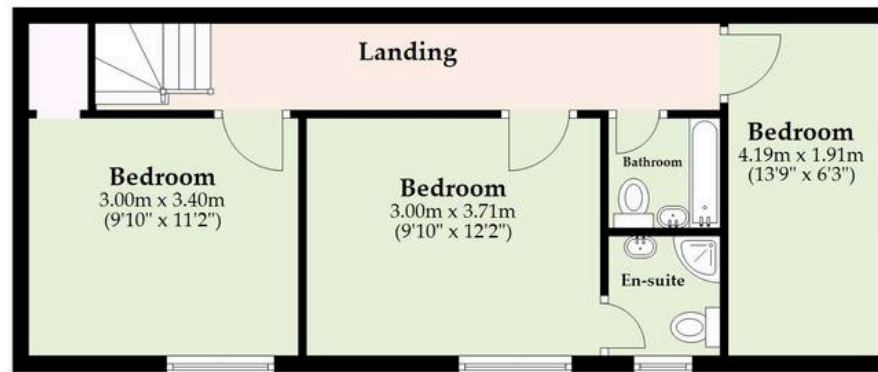
### Ground Floor

Approx. 105.9 sq. metres (1139.4 sq. feet)



### First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



Total area: approx. 150.8 sq. metres (1623.3 sq. feet)

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.

Plan produced using PlanUp.

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