



8 Malbrook Road, Norwich

Norwich



Minors & Brady

# 8 Malbrook Road

## Norwich

A fantastic investment opportunity offering five bedrooms, flexible living space, and no onward chain. Having operated as a successful student let for many years, this spacious semi-detached home is well suited for investors looking for a ready-made addition to their portfolio. The property offers generous accommodation across two floors, including two bedrooms with ensuite facilities for added convenience. Bright and practical living areas create a versatile layout that can easily adapt to a range of needs. Outside, the fully enclosed rear garden provides a private and low-maintenance outdoor space with both lawn and patio areas. With strong rental appeal, spacious interiors, and a convenient location, this is a property that offers both immediate potential and long-term value.

- Offered with no onward chain, allowing for a smoother and potentially quicker purchase process
- Proven track record as a successful student let for a number of years
- Five well-proportioned bedrooms providing flexible accommodation across both floors
- Two bedrooms benefit from private ensuite facilities for added convenience and privacy
- Spacious and versatile layout suitable for investors, sharers, or family living
- Bright and practical kitchen fitted with wall and base units and ample work surface space
- Fully enclosed rear garden offering a secure and low-maintenance outdoor setting
- Patio seating area ideal for relaxing, dining, or socialising during warmer months
- Excellent buy-to-let investment opportunity with strong rental appeal and potential





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Norwich

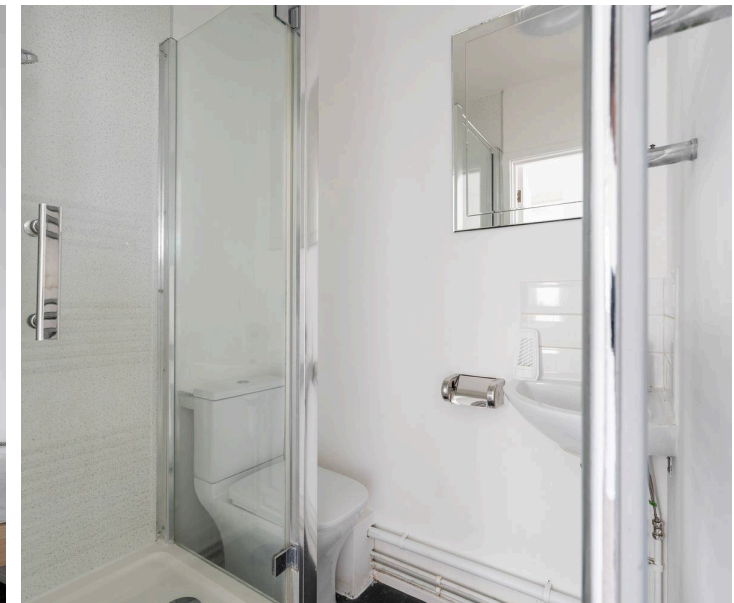
## The Location

The location benefits from easy access to a broad range of local amenities, including nearby shops, supermarkets, cafés, and takeaways, all catering well to daily needs.

Public transport links are a particular advantage, with regular bus services providing straightforward access into Norwich city centre, as well as key destinations such as the University of East Anglia and the Norfolk and Norwich University Hospital, making the area well suited for commuters and those working or studying locally.

For those who enjoy spending time outdoors, there are several attractive green spaces close by. Earlham Park and Eaton Park are both within easy reach and offer wide open grounds, walking routes, recreational facilities, and leisure opportunities throughout the year.

Road users are equally well catered for, with convenient connections to the A47 and A11, allowing for smooth travel across the city and onwards to surrounding towns and the wider Norfolk area. Additional shopping, dining, and leisure options can be found at Longwater Retail Park, providing further convenience without needing to travel far.



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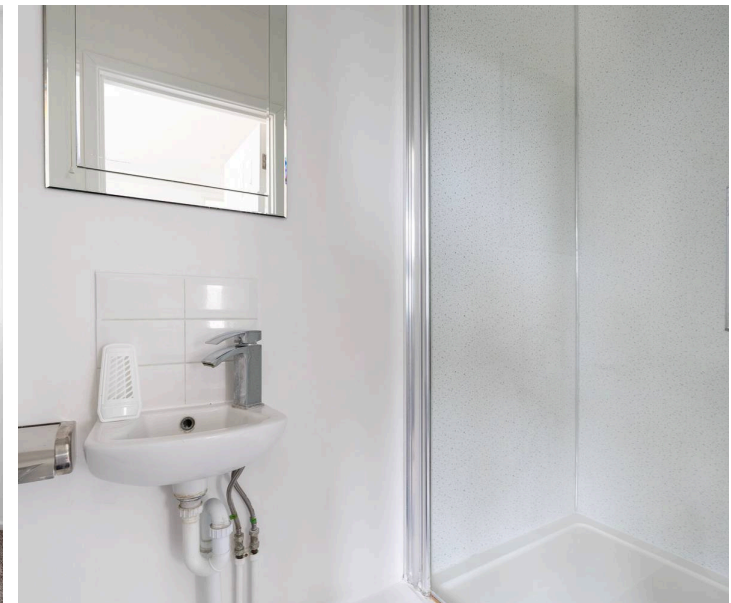
Norwich

## Malbrook Road, Norwich

Offered with no onward chain, this spacious five-bedroom semi-detached home presents an excellent investment opportunity, having operated successfully as a student let for a number of years. Well positioned for access to local amenities, transport links, and educational facilities, the property is ideally suited for buy-to-let investors looking to expand their portfolio or those seeking a sizeable home with flexible accommodation.

The property offers generous and versatile living space across two floors. On the ground floor, there are two substantial reception rooms currently utilised as bedrooms, both offering comfortable proportions and plenty of natural light. The front reception room enjoys a bright aspect through a large window, while the second reception room features patio doors opening directly onto the rear garden, creating a pleasant connection to the outdoor space.

The kitchen is fitted with a range of wall and base units alongside practical work surfaces and enjoys views over the rear garden. A side door provides convenient external access, adding further practicality for day-to-day living.



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Upstairs, the property continues to impress with three further bedrooms, two of which benefit from their own ensuite shower rooms, providing additional comfort and convenience for occupants. A separate family bathroom serves the remaining accommodation and is fitted with a bath and shower over, wash hand basin, and WC.

To the rear, the property enjoys a fully enclosed garden, mainly laid to lawn with a patio seating area, offering a low-maintenance outdoor space ideal for relaxing or socialising.

With spacious accommodation, strong rental history, and no onward chain, this property offers an exciting opportunity for investors and buyers alike. Early viewings are highly recommended to fully appreciate the space and potential on offer.

## Agents Note

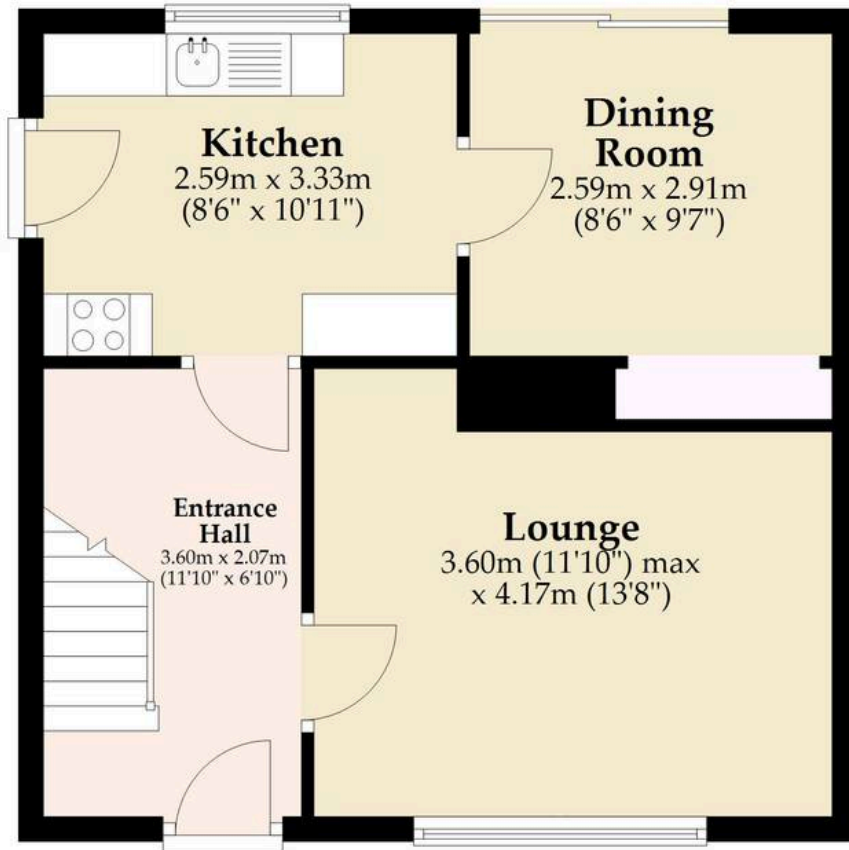
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



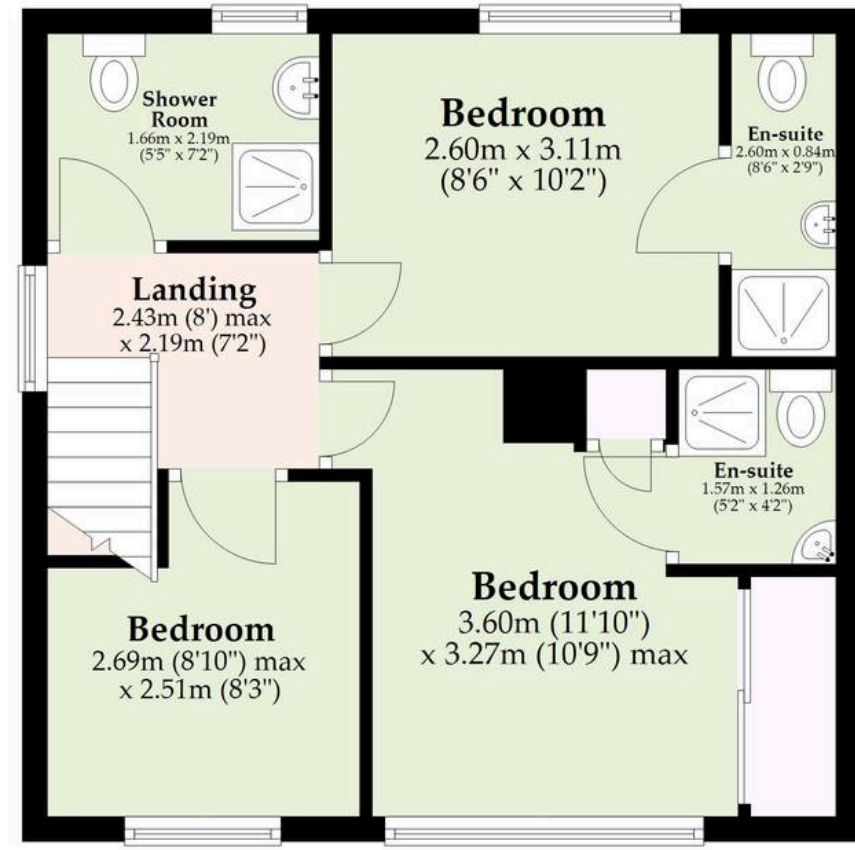
## Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 79.6 sq. metres (857.3 sq. feet)

**M&B**

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.

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



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Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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