



204 Bluebell Road, Norwich

Norwich



Minors & Brady

204 Bluebell Road

Norwich

An exceptional investment opportunity in the heart of Norwich, this semi-detached residence is currently a successful student let, generating £1,400 per month with a 5.7% yield. Ideally located just moments from the University of East Anglia and the city centre, the property features three bedrooms, a spacious sitting/dining room, a light-filled conservatory, and a modern kitchen with utility space. Additional benefits include a new fuse box, a security alarm, a large lawned garden, off-road parking, and potential to extend (stpp), offering both strong rental returns and future growth potential.

- Currently a successful student let, generating £1,400pcm!
- 5.7% yield
- Existing tenants in situ until September 2026
- Semi-detached residence positioned in the vibrant city of Norwich
- Prime location, opposite the University of East Anglia and moments away from the city centre
- Spacious sitting/dining room and a light-filled conservatory
- Kitchen fitted with cabinetry, a freestanding oven and areas for appliances, along with a utility room
- Three bedrooms, a bathroom and a separate WC
- A large garden that is predominately laid to lawn, with a timber storage shed
- A paved driveway providing off-road parking



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Location

Bluebell Road is a quiet, residential street located in the southern suburb of Eaton, directly opposite the University of East Anglia (UEA). Its position makes it particularly convenient for students, university staff, and families seeking easy access to the campus. The road itself is lined with detached and semi-detached houses, with a generally calm, suburban atmosphere.

In terms of distance to Norwich city centre, it is approximately 3 miles (5 km) away, typically a 10–15 minute drive or 10–20 minute bus journey, and cycling routes into the city are straightforward.

Local amenities include a number of small convenience shops and cafés within walking distance, as well as larger supermarkets a short drive away. Residents have easy access to daily essentials without needing to travel into the city.

Nearby schools include Bluebell Primary School, and within a short distance are Colman Junior and Infant Schools and City Academy Norwich, providing options for both primary and secondary education.

Transport links are convenient: regular buses connect the area to the city centre, train station, and surrounding suburbs. Norwich railway station is roughly 4 miles away, offering regional connections and services to London. Norwich International Airport is about 5 miles to the north, making regional and European flights easily accessible.



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A well-presented semi-detached home, perfectly positioned in the vibrant city of Norwich. Currently operating as a successful student let, this property generates an impressive £1,400 per calendar month, offering a 5.7% yield, making it an attractive prospect for investors.

The property is ideally situated just moments from the University of East Anglia and Norwich city centre, placing a wealth of amenities, restaurants, and cultural attractions within easy reach.

Step inside to a welcoming entrance hall leading through to a spacious sitting and dining area, which flows seamlessly into a light-filled conservatory, perfect for relaxing or entertaining. The kitchen is thoughtfully fitted with cabinetry, a freestanding oven, and dedicated areas for appliances, complemented by a convenient utility room. Modern updates include a new fuse box and a security alarm, providing peace of mind for homeowners.



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Upstairs, you'll find three comfortable bedrooms, a family bathroom, and a separate WC. The accommodation is versatile, offering plenty of space for both residents and guests.

Outside, a large garden predominantly laid to lawn provides an inviting outdoor space, complete with a timber storage shed for added convenience. A paved driveway offers off-road parking, and the property also benefits from potential for extension (subject to planning permission), allowing buyers to further enhance the living space.

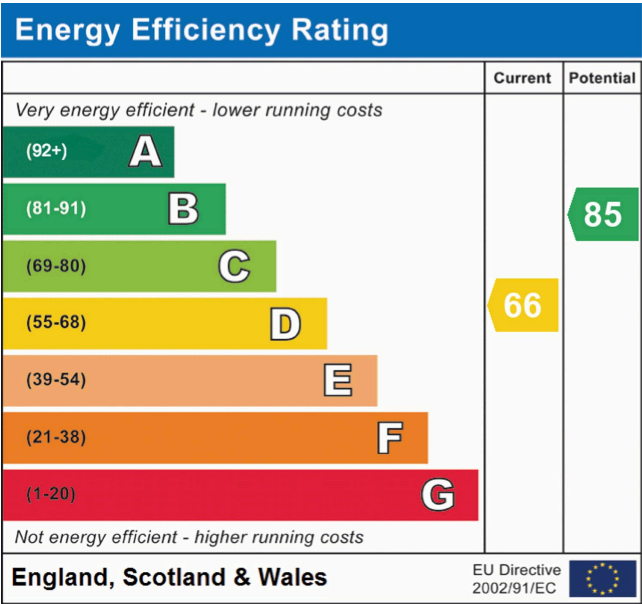
With its combination of excellent location, generous living space, modern updates, and strong investment potential, this property represents a rare opportunity in Norwich's thriving housing market.

Agents note

Freehold

New fuse box

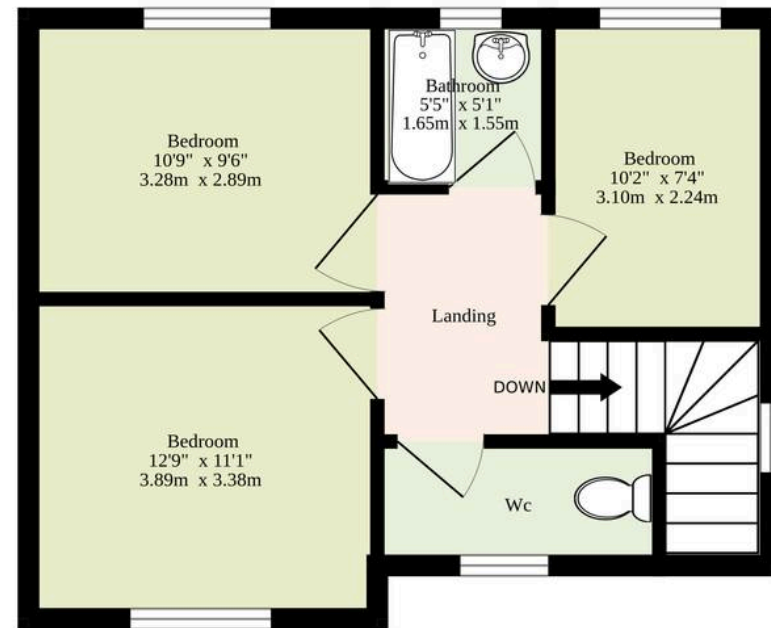
Security alarm



Ground Floor
337 sq.ft. (31.3 sq.m.) approx.



1st Floor
346 sq.ft. (32.1 sq.m.) approx.



Total Sqft Excludes Hallways, Conservatory, Utility Room And Wc

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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Meet *Rosie*
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Meet *Tristan*
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