

122 The Avenues, Norwich

Guide Price £240,000

Minors & Brady

122 The Avenues

Norwich

Guide Price: £240,000 - £260,000. TENANTS IN SITU - currently rented for £1,850pcm returning a yield of approximately 9.25%. Positioned within the ever popular Avenues area of Norwich, this four bedroom mid terrace property offers an excellent opportunity for investors while also providing the layout and space for students or renters.

- Guide Price: £240,000 - £260,000
- TENANTS IN SITU
- Four double bedroom mid terrace property
- Kitchen with built-in cupboards and ample counter space
- Strong investment potential with consistent rental demand - currently rented for £1,850pcm
- Recently refurbished kitchen and bathroom
- Off road and permit parking options available
- Ground floor bedroom adding flexibility
- Excellent transport links for commuting and travel
- Private enclosed rear garden
- Prime NR4 location close to UEA








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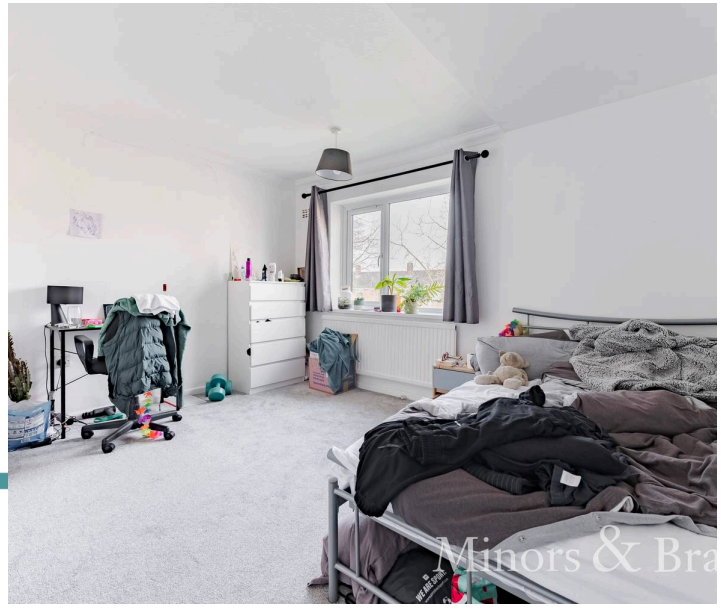
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C













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Location

The Avenues is a highly sought after residential area to the west of Norwich city centre, known for its attractive tree-lined streets and strong community feel. The location is particularly popular with students and professionals due to its close proximity to the University of East Anglia and the Norfolk and Norwich University Hospital.

A wide range of local amenities are within easy reach, including shops, cafés, restaurants and public transport links into the city centre. Nearby green spaces such as Eaton Park add to the appeal, providing outdoor space within walking distance. With its blend of accessibility, demand and convenience, The Avenues remains a consistently popular location for both investment and residential living.

The Avenues, Norwich

The property is currently arranged to suit multi-occupancy, benefiting from four double bedrooms that offer excellent rental potential. The ground floor includes a separate lounge alongside a recently refurbished kitchen, designed with improved storage and usability, and providing direct access to the private rear garden. A bedroom on this level adds further flexibility, whether for letting, guest use or alternative living arrangements.

Ground Floor
398 sq.ft. (37.0 sq.m.) approx.



1st Floor
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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