





140a Constitution Hill, Norwich

Offers In Excess Of £575,000 Freehold

A prime investment opportunity on Constitution Hill, just a short drive from the city centre. Introducing this well-maintained four bedroom detached house, converted into two apartments generating £35,700 P/A with a 6.2% yield. The two apartments boast modern interiors, two ensuites, a balcony, and off-road parking. Located close to the city centre and Sprowston with regular public transport and major transport links easily accessible.

The property is situated in the highly desirable road of Constitution Hill, located in the north city with only a short walk into Norwich City Centre. You can find a wide range of amenities including shopping facilities, bars, restaurants and leisure centres along with the rich historical culture including the famous Norwich Cathedral. Sprowston is only a short drive away where you can also find a wide range of local shops, parks, a local pub and much more.







AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.



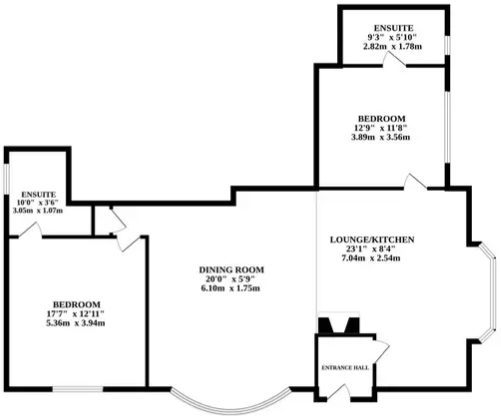




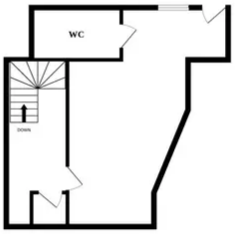
Presenting a lucrative investment opportunity, this well-maintained four bedroom, detached house is currently generating an income of £35,700 per annum with a 6.2% yield. Located for convenience with straightforward access to the city centre, the property offers a sophisticated appeal with four bedrooms and three bathrooms across two apartments with a private entrance into each apartment. The interior is well-presented, featuring modern finishes throughout. Both reception rooms are filled with natural light from the bay fronted windows, two of the bathrooms are stylish ensuites and the first floor apartment has access onto the extensive balcony, a beautiful addition to this property. Benefitting from a low maintenance garden and off-road parking, this property is ideal for investors seeking a turn-key investment. With a strong rental history and a strategic location, this residence promises both stable returns and capital growth potential. Don't miss the chance to capitalise on this impressive asset.



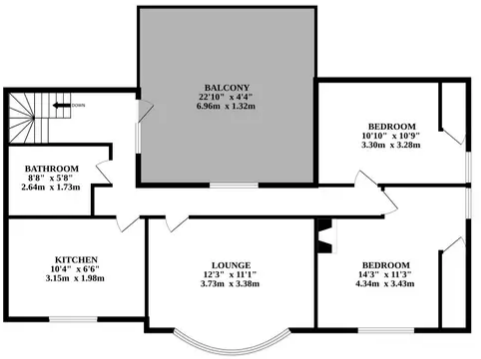
GROUND FLOOR APARTMENT



1ST FLOOR ENTRANCE



1ST FLOOR APARTMENT



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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