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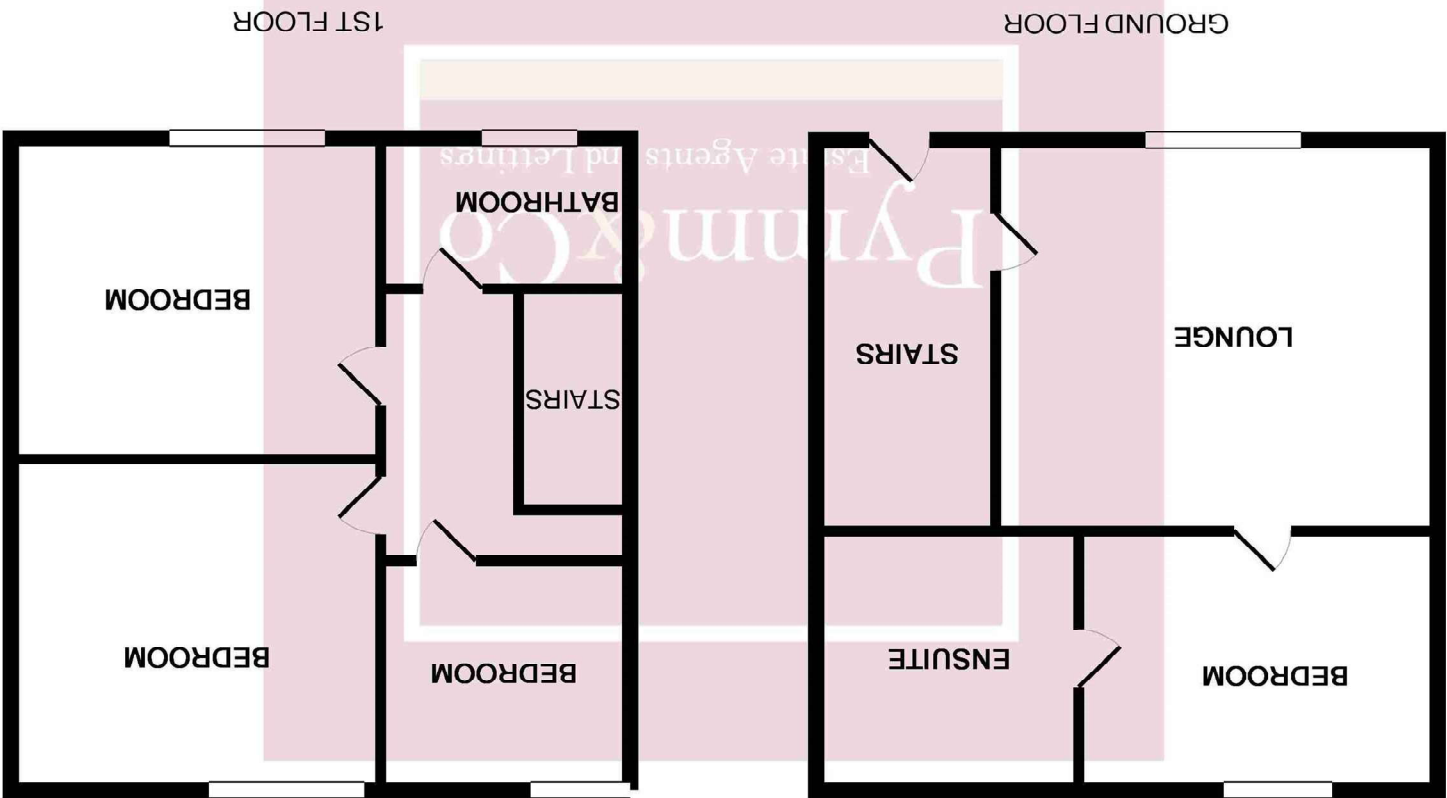
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Multi office marketing across six local offices in and around Norwich

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Pymm&Co**  
Estate Agents and Lettings

A unique investment opportunity on offer to purchase an excellent investment of 10 x 4 bed student properties just 1 mile north of Norwich City Centre and within walking distance the proposed re generation of Anglia square & Norwich University of arts. Being sold as a LTD company with a monthly gross return of £18,850 (inclusive of utilities).\*\*ONLY 0.5% STAMP DUTY to be paid on completion due to it being a LTD company\*

Each house has been extensively renovated including new roofs, full electrical re wire, new gas combi boilers. They have been configured to create 4 excellent sized bedrooms Newly fitted kitchens with built in appliances & 2 fully tiled bathrooms. Some of the works includes new windows, roofing replacement, fascias, drains, internal decoration program throughout.

**Guide Price**  
**£2,800,000**

2-20 Starling Road, Norwich,  
Norfolk, NR3 3ED

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*Property details*

**Entrance door to:-**

**Entrance Hall**

Double glazed window to the front, stairs to the first floor, radiator.

**Open Plan Lounge/Kitchen**

Double glazed window to the front, radiator. Fitted with a range of base and wall unit, work surfaces, sink unit, tiled splashbacks, built-in oven and hob with extractor over, space for a fridge/freezer, space for a washing machine.

**Bedroom**

Double glazed window to the rear, door to the rear, radiator.

**En-Suite**

Double glazed window to the side, shower cubicle, wash basin, low level WC, tiled splashbacks, radiator.

**First Floor Landing**

Doors to:-

**Bedroom**

Double glazed window to the front, radiator.

**Bedroom**

11'10" (3.61m) x 9'11" (3.02m)

Double glazed window to the front, radiator.

**Bedroom**

Double glazed window to the rear, radiator.

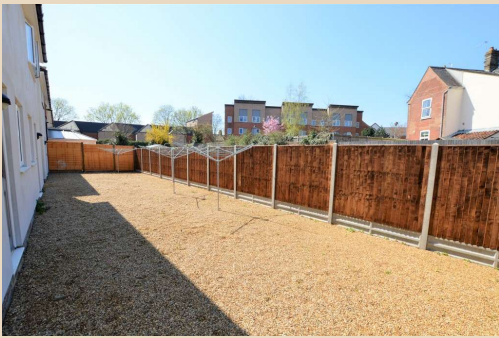
**Bathroom**

Bath with shower over, wash basin, low level WC, tiled splashbacks, radiator.



**Agents Note**

As there are nine units all of which are let out we have provided the floor plan for Plot 2 as an example for the full site.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

*Lettings & Property Management*

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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