



TO LET ONLY - SINGLE OCCU

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10 Dunlin Drive

, Cringleford, NR4 7PX

£710 Per Calendar Month



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Enjoy a hassle-free living experience in a double room in a Cringleford professional house share near NNUH and local shops, with all bills covered, available from May 2025. **SINGLE OCCUPANTS ONLY**

- SINGLE OCCUPANTS ONLY
- Ensuite Room



Ensuite Double Room in Cringleford - Walk to NNUH

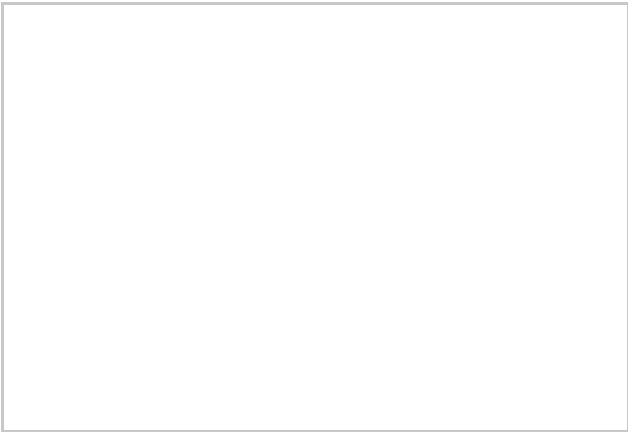
An ensuite double bedroom is available in this modern, four-bedroom professional house share, ideally located within walking distance of the Norfolk and Norwich University Hospital (NNUH).

The property features a spacious, contemporary kitchen with a dining area and provides access to a rear garden. Situated in the sought-after area of Cringleford, this room is perfect for professionals.

The rent is fully inclusive of all bills: gas, electricity, water, council tax, internet, and a communal TV licence.

Please note, all rooms are for single occupancy only; couples and pets are not permitted. The tenancy begins with a 6-month Assured Shorthold Tenancy, which then becomes a monthly rolling contract.

To reserve the room, a holding deposit of one week's rent is required. The security deposit is one month's rent, held with the Tenancy Deposit Scheme (TDS). The property is managed by Arlington Park East Ltd, a member of the Propertymark Client Money Protection scheme and The Property Redress Scheme.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	78
EU Directive 2002/91/EC	
England & Wales	