



Waring Road | Norwich | NR5  
 PCM £1,500 PCM

abbotFox

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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.





abbotFox presents 1950's student property, offering an impressive blend of space, versatility, and convenience in a sought-after west city location. Situated close to the esteemed University of East Anglia (UEA) and Norfolk and Norwich Hospital (N&N), Perfect for students.

Spanning across multiple levels, this expansive residence features four generously sized bedrooms, providing ample accommodation for tenants or residents. Boasting an extended layout, this home offers an abundance of living space, perfectly suited for modern lifestyles.

Upon entering, you are greeted by a welcoming ambiance and good decorative order throughout. The ground floor showcases a convenient shower room, catering to the needs of occupants with ease and practicality. Ascend to the first floor to discover a well-appointed bathroom, offering further comfort and convenience for residents.

Modern comforts abound within this home, with features including uPVC double glazing and gas-fired central heating, ensuring year-round comfort and energy efficiency.

To truly appreciate the potential and charm of this property, an internal viewing is highly recommended. Don't miss out on the opportunity to acquire this exceptional residence, offering a blend of space, convenience, and investment potential in a prime city location.

