



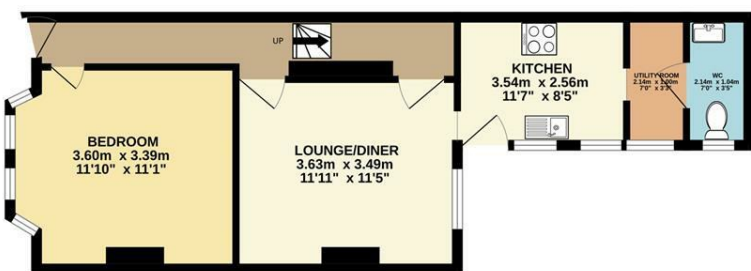
Mornington Road | Norwich | NR2
PCM £1,650 PCM

abbotFox

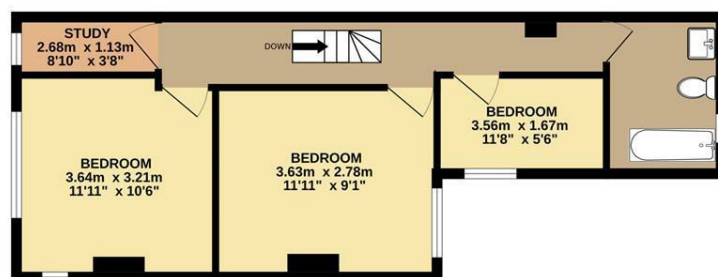
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

GROUND FLOOR
40.0 sq.m. (430 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA : 82.3 sq.m. (886 sq.ft.) 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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Introducing this exquisite Student/Professional Let : a generously proportioned 4-bedroom hall entrance Victoria terrace, nestled on the charming tree-lined Mornington Road. This resplendent abode boasts a spacious lounge/dining room, a recently refurbished kitchen, a well-appointed shower room, an inviting upstairs bathroom, and a delightful garden sanctuary.

Ideally situated in close proximity to the esteemed UEA and the bustling City Centre, this property offers unparalleled convenience for students. The residence is further enhanced by its enviable location in the coveted Golden Triangle area of Norwich, renowned for its wealth of period properties, excellent educational institutions, beloved public houses, and verdant parks.

Commute effortlessly with regular bus services connecting to the city center, the University, and the Norfolk and Norwich Hospital. Seamless access to the A11 and A47 ensures convenient travel routes. Embrace the epitome of comfortable and well-connected living in this splendid residence.

