

abbotFox



Gilbard Road, Norwich
£1,400 PCM

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

Student Let

This beautifully presented, three-bedroom property is perfectly situated within walking distance of the University of East Anglia (UEA), making it an ideal choice for students seeking both comfort and convenience.

The property boasts a modern and stylish kitchen, complete with contemporary fittings and ample storage space, perfect for preparing meals and socializing with housemates. The bathroom has been tastefully updated with sleek fixtures and a clean, minimalist design.

The spacious lounge provides a comfortable and inviting atmosphere, ideal for relaxing or entertaining guests. Large windows allow natural light to flood the room, creating a bright and airy living space.

Upstairs, the property offers three generously sized double bedrooms, each providing ample storage and a cozy environment for rest and study. The layout ensures privacy while maintaining a communal feel.

The property also benefits from a well-maintained garden, perfect for outdoor gatherings, barbecues, or simply enjoying a quiet moment in the fresh air.

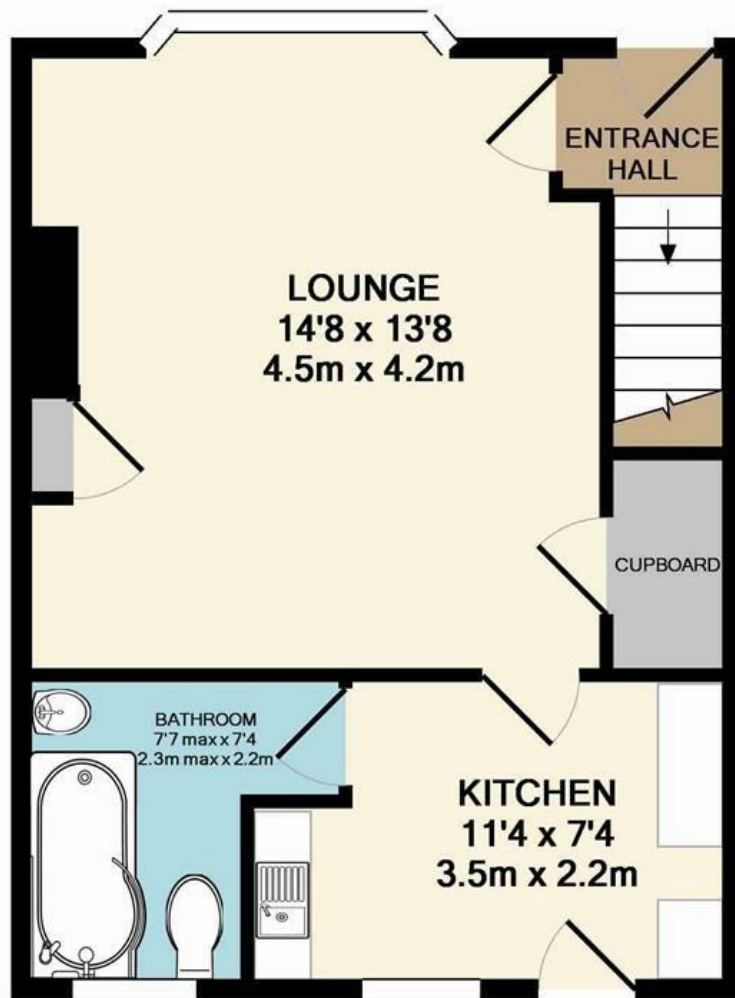
With its prime location, modern amenities, and spacious layout, this property is perfectly suited for student living and offers an excellent opportunity to experience both convenience and comfort while studying at UEA.



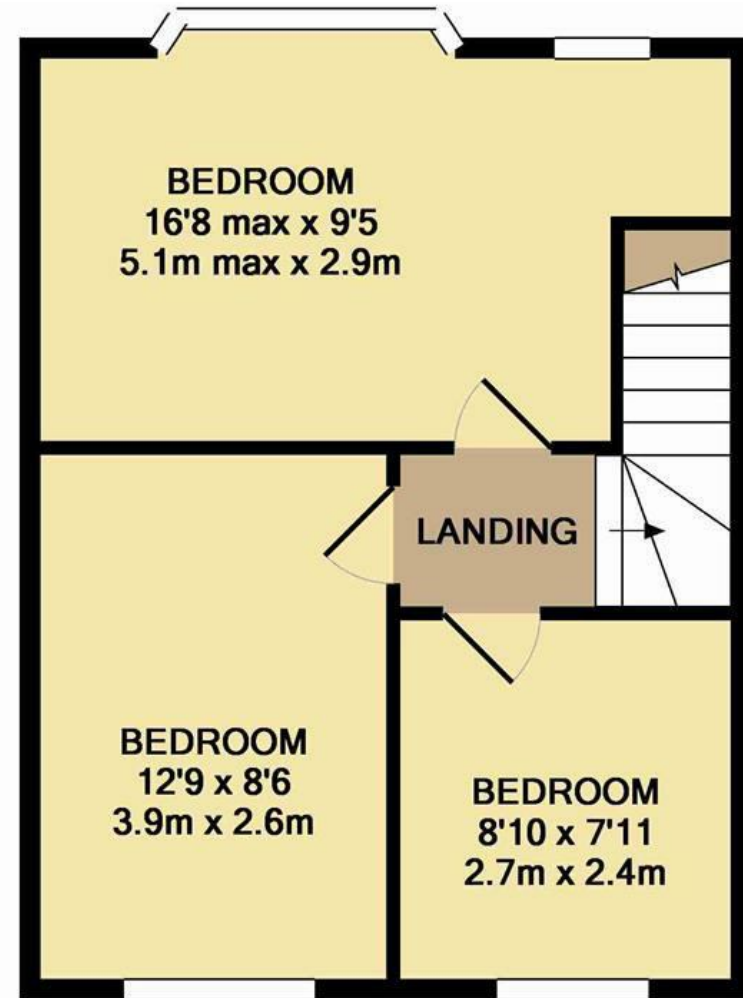


THE HIGHLIGHTS_____

- Professionals/sharers
- Three Double Bedrooms
- Easy access to UEA/NUH
- Spacious Lounge
- Modern Kitchen
- Modern Lounge



GROUND FLOOR



1ST FLOOR

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 measurements and descriptions have been taken from a visual inspection of the property.

Let's talk

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EPC RATING - C

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