

abbot**Fox**



Quayside, Norwich
£1,395 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_____

Property Description

abbotFox are proud to present this beautifully presented two double bedroom period home, situated in one of Norwich's most picturesque and historic cobbled streets, boasting charming views over the River Yare and Fye Bridge.

This characterful property has been recently redecorated to a high standard and benefits from allocated parking, making it a rare find in this sought-after central location — just moments from Elm Hill and Tombland.

Interior Layout

Accessed via a quaint cobbled street, the property welcomes you through a spacious hallway with a convenient downstairs WC. The kitchen/dining room is well-fitted and thoughtfully designed, perfect for entertaining. The generously sized lounge features twin sash windows that fill the space with natural light.

Upstairs, you'll find two double bedrooms and a versatile third room, currently arranged as a dressing room. The primary bedroom benefits from an en suite with a double shower, while the second bathroom is fitted with quality fixtures and a clean, neutral design.

Additional Features

Charming period elements throughout, including exposed beams and sash windows

Gas central heating

River views from all main rooms

Easy access to scenic river walks

At a Glance

Approx. 93 sq. m

Council Tax Band: D

EPC Rating: D

Available now

Holding Deposit: £321

Damage Deposit: £1,609

Permitted Payments (as applicable):

Holding deposit (1 week's rent)

Security deposit (5 weeks' rent)

£50 (inc. VAT) for any tenancy changes

3% above BoE base rate on late rent (over 14 days)

£50 (inc. VAT) for lost keys/security devices

Charges related to early termination, if applicable

Utility bills, council tax, TV licence, and communication services

Other permitted charges under relevant legislation

This agent is a member of The Property Redress Scheme and Client Money Protect.

Let me know if you'd like a version for Rightmove, a social media caption, or even a branded brochure version.







THE HIGHLIGHTS__

Let's talk

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EPC RATING - D

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