

abbotFox



Marlborough Road, Norwich
£1,250 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_____

abbotFox presents this beautifully renovated two-bedroom home, available to let in the desirable NR3 area of Norwich. Located just off Magdalen Road, this property offers the perfect blend of modern living and period charm, ideal for professional tenants or a couple seeking a stylish and well-connected home close to the city centre.

The property has been fully renovated throughout and now features high-quality finishes, fresh décor, and a thoughtfully designed layout. Both the front and rear gardens have also been professionally landscaped, offering attractive and low-maintenance outdoor spaces for relaxing, entertaining, or simply enjoying some fresh air.

Inside, the ground floor features a spacious open-plan kitchen and dining area, perfect for cooking and hosting. The modern kitchen is fitted with sleek units, ample worktop space, and integrated appliances. A convenient ground floor shower room provides added flexibility and practicality, while the separate living room at the front of the house offers a cosy retreat.

Upstairs, the property offers two well-proportioned double bedrooms, both finished to a high standard with neutral tones and plenty of natural light.

Situated within a short walk of Norwich's vibrant city centre, the home offers excellent access to local amenities, including shops, cafés, pubs, and the historic attractions the city is known for—such as the cathedral, castle, and famous market. Excellent public transport links and on-street parking add to the convenience of this fantastic location.

This is a rare opportunity to rent a beautifully finished home in a sought-after part of Norwich, ready to move into and enjoy from day one.

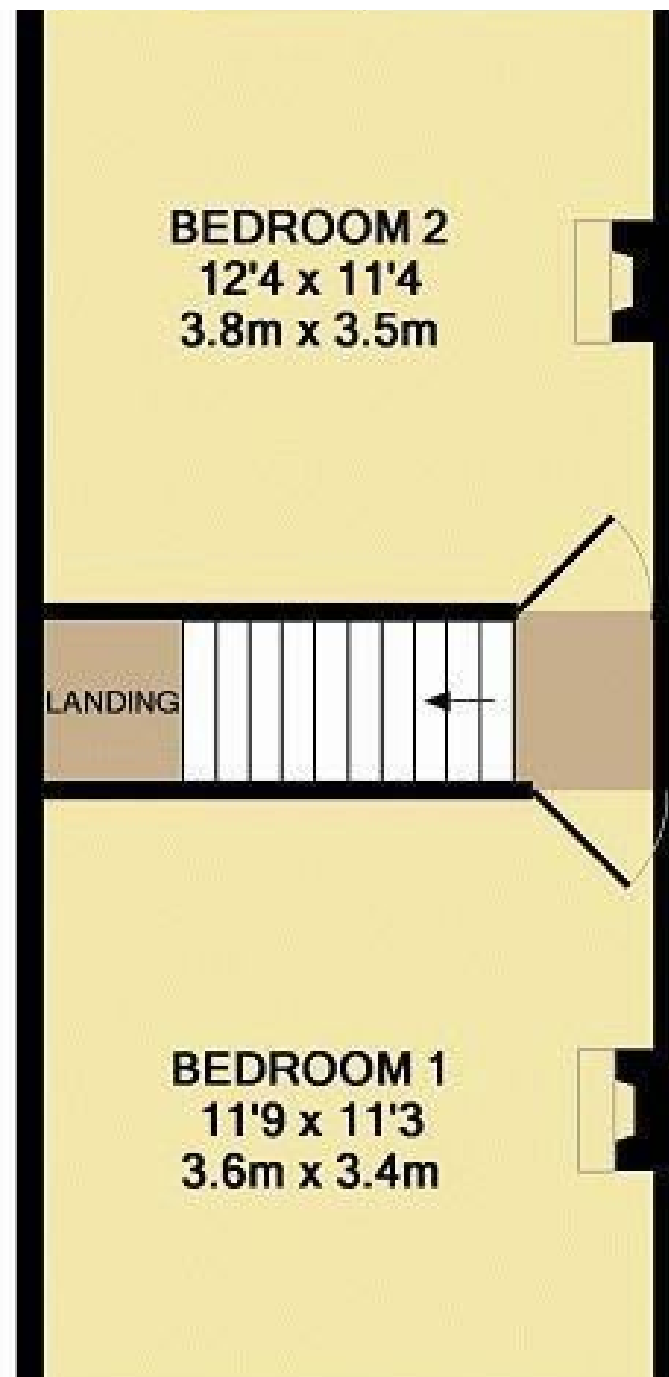
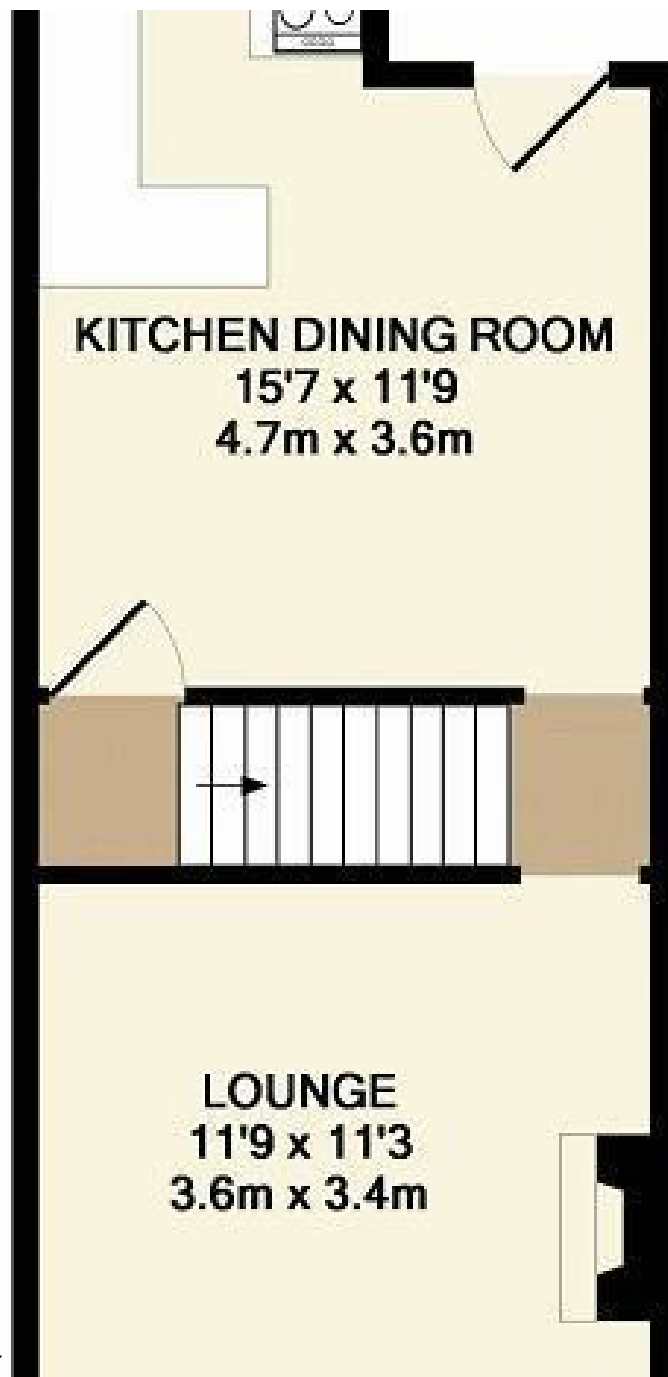






THE HIGHLIGHTS__

- Two bedrooms
- En suite
- Cast iron fireplaces
- Ground floor shower room
- Sort after location
- Non bisected garden



Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.