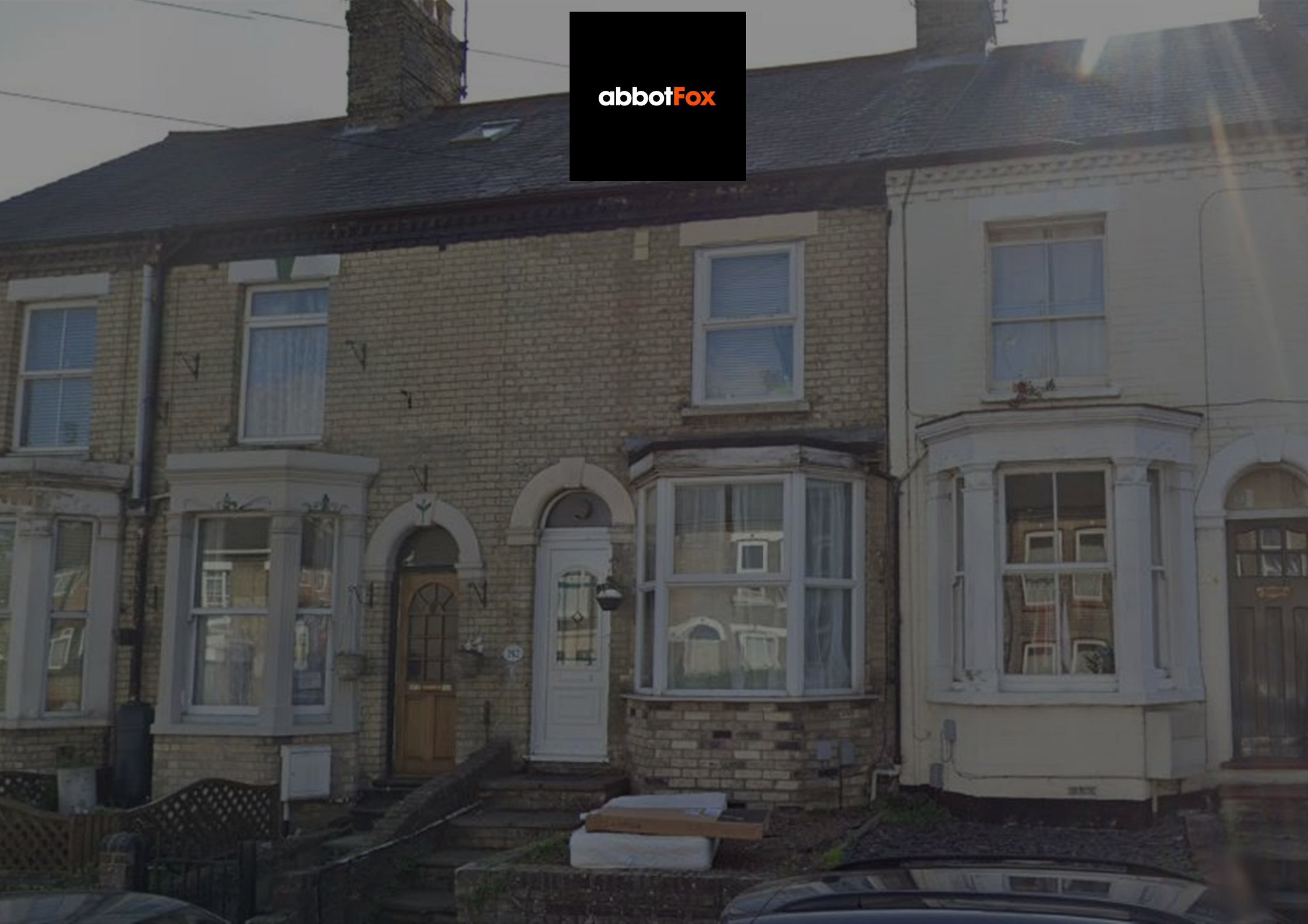


abbotFox



Dereham Road, Norwich  
*£1,600 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 exceptional Student Property, where the perfect blend of comfort and convenience awaits you. This naturally light and spacious hall entrance end terrace house offers an ideal living space for university students seeking both proximity to the University of East Anglia and the vibrant city life of Norwich.

Upon entering, you'll be greeted by a fantastic layout featuring well-appointed reception rooms, creating a warm and inviting atmosphere for relaxation and socializing. The modern kitchen/breakfast room is designed for both practicality and style, providing a contemporary space for culinary endeavors and communal meals.

Boasting three bedrooms, this residence provides ample accommodation for a comfortable student lifestyle. Each room is thoughtfully designed to cater to the needs of the academic journey, offering a conducive environment for study and relaxation.

One of the notable features of this property is its non-bisected rear garden, offering a private outdoor space where students can unwind, socialize, or simply enjoy a breath of fresh air. This garden space adds an extra dimension to the living experience, providing a retreat from academic pursuits.

Strategically situated, the property is conveniently located for quick and easy access to the University of East Anglia, ensuring that your academic commitments are within arm's reach. Moreover, its proximity to the city centre of Norwich opens up a world of historical charm and modern amenities. Explore the rich heritage of Norwich with its Norman Castle, magnificent Cathedral, and charming lanes adorned with boutique shopping. The bustling market place and shopping destinations like Chapelfield and Castle Mall are all within easy reach, adding a touch of excitement to your daily life.

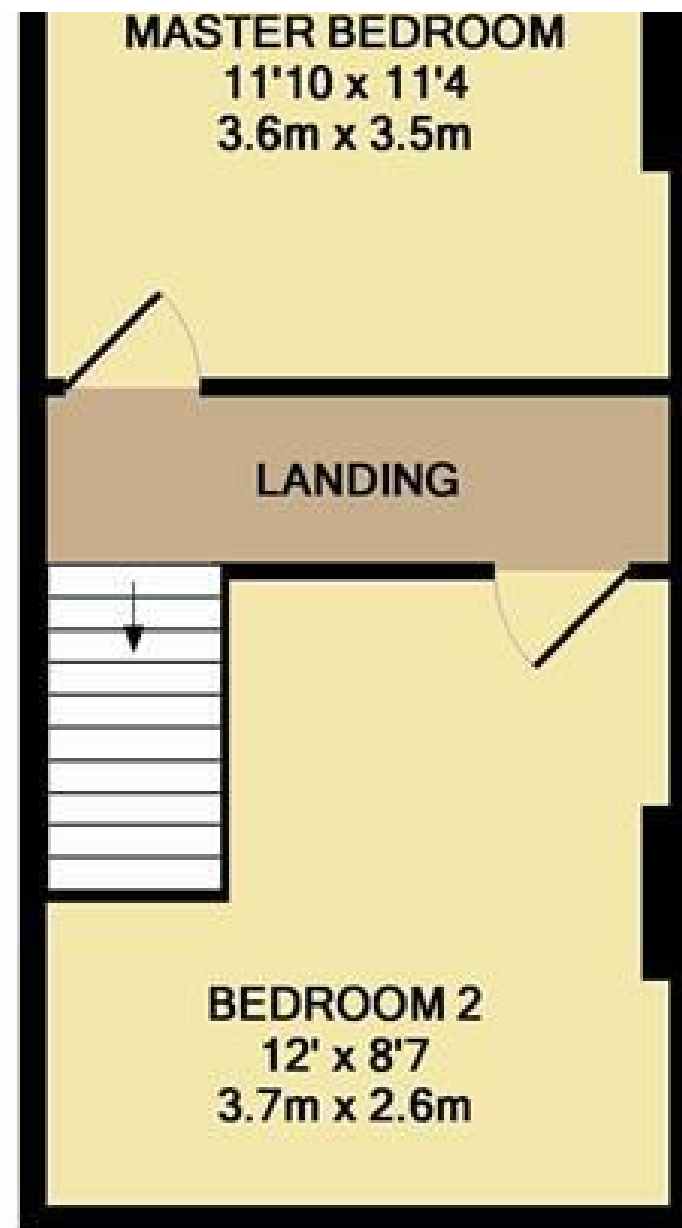
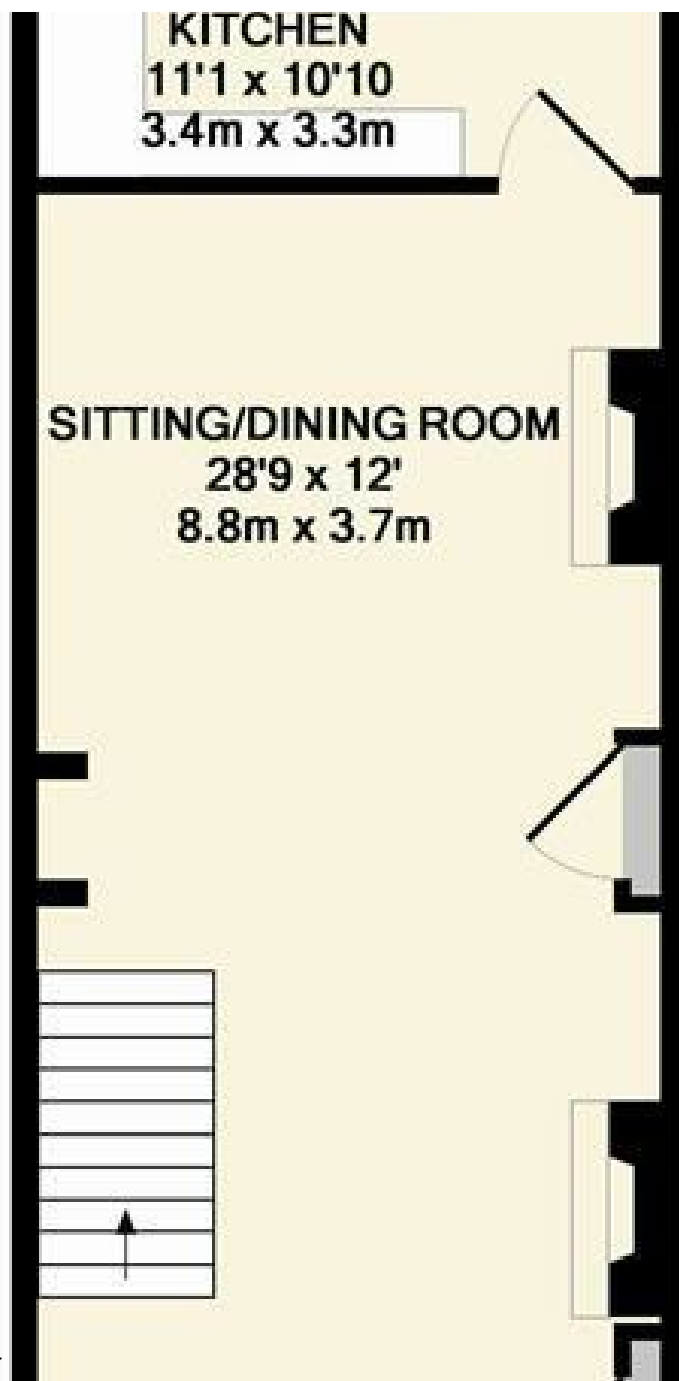






## THE HIGHLIGHTS \_\_\_\_\_

- Student Let
- Golden Triangle
- Four Bedrooms
- Close to UEA
- Close To City
- Fully Fitted Kitchen
- Furnished



*Let's talk*

01603 660000

[sales@abbotfox.co.uk](mailto:sales@abbotfox.co.uk)

@abbotfox

EPC RATING - E

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