

abbot**Fox**



Close To UEA, NR4
£545

“

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 a spacious double room in a well-equipped student house near UEA – with private garden, garage & generous shared facilities

Situated in a prime student area close to the University of East Anglia, this large double room is part of a well-maintained shared student property designed for comfort and convenience.

The Room:

A spacious double bedroom furnished with essential items, offering a comfortable and quiet space to relax or study.

Shared Facilities Include:

A large, modern communal kitchen with:

Two ovens and hob units

Two under-counter fridges, a larder freezer, and an additional under-counter freezer

Washing machine, dishwasher, and tumble dryer

Two microwaves

Utility area and private patio with picnic bench — ideal for socialising outdoors

Three shared bathrooms plus an additional cloakroom, ensuring minimal wait times

A spacious lounge area with two sofas for communal living and relaxing with housemates

Extras:

Two off-street parking spaces, free estate parking & a large garage with secure bike storage

This is a great opportunity to live in a friendly, well-equipped house close to UEA, ideal for students looking for a sociable but functional living environment.

Contact abbotFox today to arrange a viewing and secure your room!

Let me know if you'd like a shorter version for Rightmove or UniHomes.







THE HIGHLIGHTS__

- Room to Rent
- Close to UEA
- Well presented uroughout
- All good sized bedrooms
- Six bedrooms
- Three bathrooms
- Modern student property

Let's talk

01603 660000

sales@abbotfox.co.uk

[@abbotfox](#)

EPC RATING - C

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.