



abbotFox

The Avenues, Norwich  
*£2,500 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\_\_\_\_\_

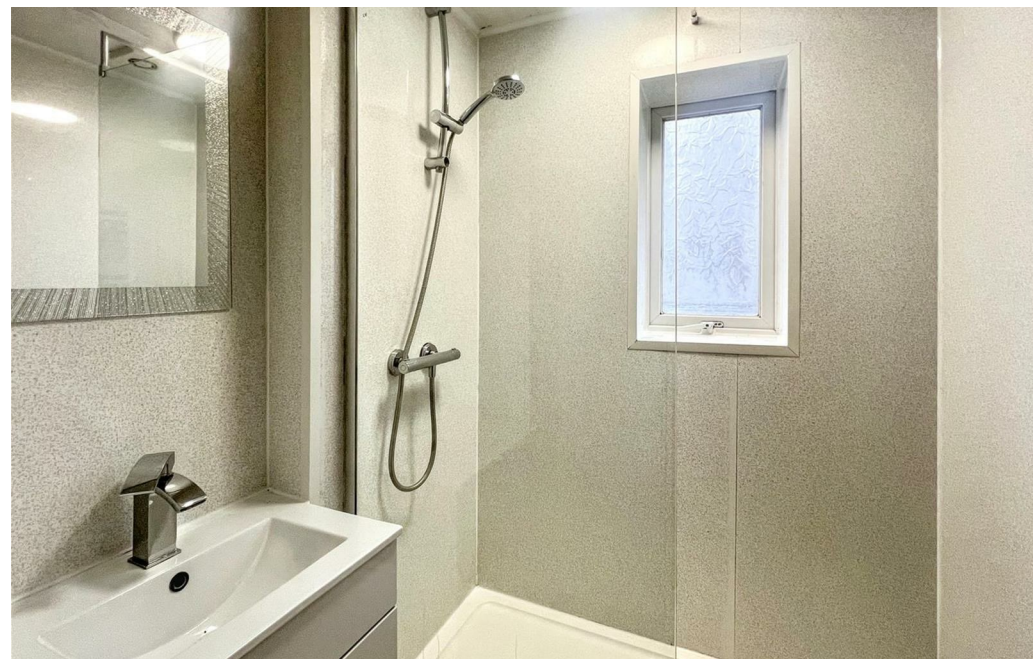
AbbotFox presents this well-positioned student property, soon to be offered to the lettings market, located to the west of Norwich city centre and ideally placed for both the University of East Anglia and the Norfolk & Norwich University Hospital.

The property currently offers five well-proportioned bedrooms, a spacious kitchen/breakfast room, and shared facilities arranged to suit student living. The layout provides comfortable communal space alongside practical bedroom accommodation, making it ideal for sharers.

The landlord is planning to carry out an extension, which will further enhance the property to provide five bedrooms and three bathrooms once completed, significantly improving convenience for occupants and strengthening long-term rental appeal.

Additional benefits include gas central heating, double glazing, a shingle driveway providing ample off-road parking, and private enclosed rear gardens offering a good degree of privacy.

The property is located in a highly sought-after student area with excellent transport links to the city centre, easy access to the A47, and close proximity to local amenities including shops, supermarkets, pubs, and restaurants.





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

- Close to UEA
- Five Bedrooms
- Extension Planned
- Redecorated Throughtout
- Well Presented
- Large 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.