

abbotFox





Gilbard Road, Norwich  
*£1,850 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 four bedroom property is the perfect choice for those who are looking for a comfortable and spacious living experience.

Internally, the property boasts four double bedrooms, each of which comes fully furnished with ample storage space for all your belongings. The fitted kitchen is equipped with all the modern appliances you need to prepare your meals, including an oven, hob, fridge/freezer, and washing machine.

The two new shower suites are perfect for those busy mornings when everyone needs to get ready at the same time. They are fully tiled and fitted with modern fixtures, making them easy to clean and maintain.

One of the standout features of this property is the good size conservatory, which provides a perfect space for relaxing or studying.

Situated in a prime position for the University of East Anglia (UEA), this property also offers great access to the City Centre, the Norfolk and Norwich University Hospital (N&N), and the John Innes Centre. This means that you'll be able to get around with ease, no matter where you need to go.

Overall, this four bedroom student property is the perfect choice for those who want a comfortable and convenient living experience. With plenty of space for everyone, you'll be able to enjoy your time at university to the fullest.











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

- Four Bedrooms
- Student Property
- Available Septemebr
- Two Bathrooms
- Well Presented throughout
- Off Road Parking
- Enclosed 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.