

abbotFox



Fairfax Road, Norwich  
*£450 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 \_\_\_\_\_

### Student Room to Rent

A fantastic opportunity to rent a spacious room within a well-presented four-bedroom student house, ideally located for students attending the University of East Anglia.

The property offers modern and comfortable shared accommodation, including a fully fitted kitchen, separate utility room, downstairs W.C., bright communal lounge, conservatory, and a modern shower room. The available bedroom is generously sized, providing plenty of space to study and relax.

Outside, the property benefits from a beautifully maintained, enclosed rear garden, perfect for enjoying the warmer months.

The location is ideal, with excellent public transport links to the University of East Anglia and Norwich city centre. A wide range of local amenities are within easy reach, including shops, a doctor's surgery, supermarkets, and leisure facilities. Nearby parkland, woodland walks, a golf course and pitch and putt provide plenty of opportunities to enjoy the outdoors.

For added convenience, the landlord provides regular cleaning of the communal areas and gardening services, all included within the rent, ensuring a well-maintained and hassle-free living environment.

This is an excellent opportunity for a student looking for a high-quality room in a friendly shared house.





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

- Room to rent
- Student Room
- Lounge
- WC
- Off Street Parking
- Shower Room
- Four Bedrooms
- Front and Rear Garden
- Gardener included

*Let's talk*

01603 660000

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

[@abbotfox](#)

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.