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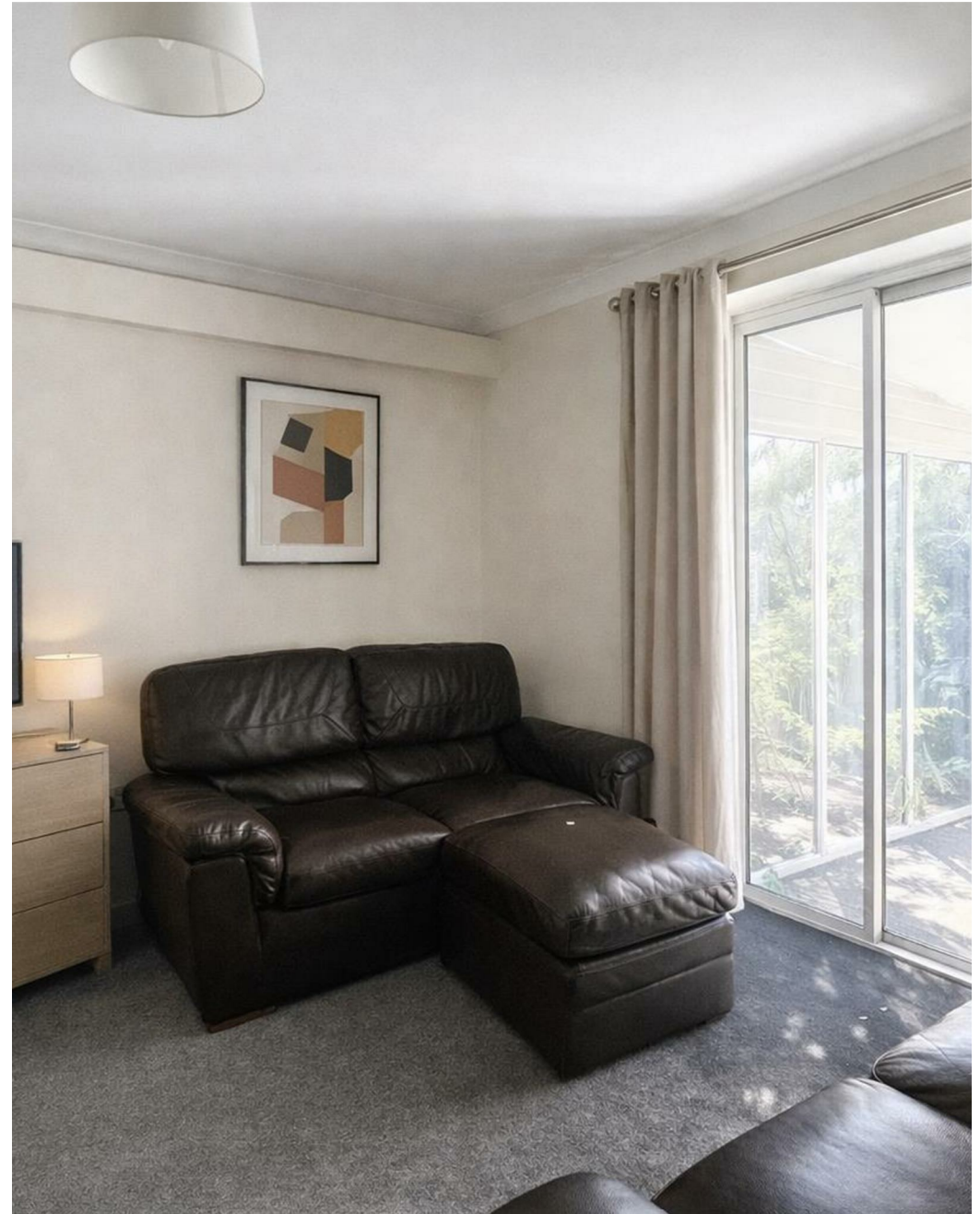


Close to UEA  
*£1,625 Per Month*

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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 Let

Situated in a popular and well-established residential area close to the University of East Anglia, this spacious and fully furnished three-bedroom student property offers generous accommodation throughout and is perfectly suited for a group of students looking for comfortable and convenient living.

The property comprise three well-proportioned bedrooms, each benefiting from good natural light, providing ideal study and relaxation spaces. There is a fully fitted kitchen with ample storage and preparation space, along with a communal lounge area creating a comfortable social environment for housemates to relax and spend time together. The house also benefits from a bathroom, additional WC, and a large rear garden, offering excellent outdoor space during the warmer months.

Located within easy reach of both the University of East Anglia and the Norfolk and Norwich University Hospital, the property is ideally positioned for students studying or undertaking placements in the area. A variety of local shops, supermarkets, takeaways, and other amenities are close by, ensuring everyday essentials are easily accessible.

The property also offers excellent transport links, with convenient access to the A11 and A47 Southern Bypass, as well as regular bus routes providing quick connections to the UEA, Norwich City Centre, and surrounding areas.

This well-located student home provides a great balance of space, comfort, and convenience, making it an ideal choice for students looking to enjoy both campus life and everything Norwich has to offer.





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

- Student Let
- Furnished
- Three Double Bedrooms
- Fitted Kitchen
- Lounge/Dining Room
- Conservatory
- Bathroom
- Garden
- 10 Minute walk to UEA

*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.