
abbotFox

Colman Road, Norwich
£2,600 PCM

“

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 I **Branch Partner**











THE DETAIL___

23 Colman Road – Student Let for the 2026/2027 Academic Year
Available from 1st September 2026

Located on the ever-popular Colman Road, this exceptionally spacious and well-presented five-bedroom student property offers the ideal balance of comfort, convenience, and modern living.

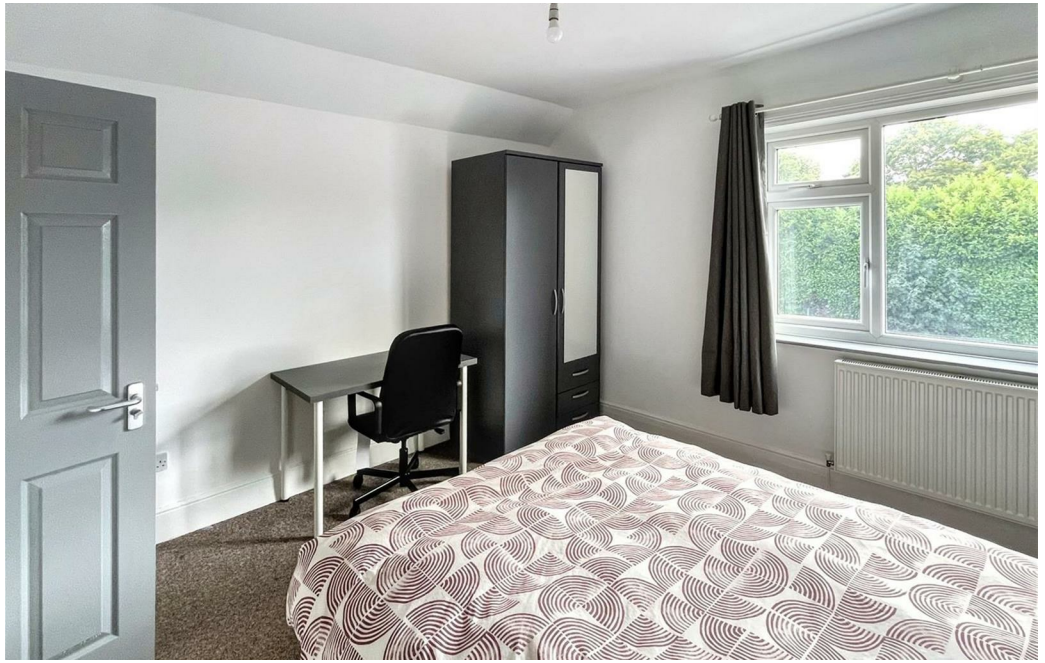
The house features five extremely generous double bedrooms, each furnished with a double bed, desk, chair, and plenty of storage space – perfect for students looking for a comfortable study environment. The two modern bathrooms are finished to a high standard, with contemporary fittings and bright, clean decor.

The kitchen is fully fitted and equipped with all the essentials, including a large fridge freezer, oven, hob, microwave, and washing machine. It opens into a bright and inviting communal living area, making it a great social space for relaxing together after lectures or hosting movie nights.

Externally, the property benefits from a spacious driveway offering off-road parking for multiple vehicles, a garage providing secure storage for bikes and belongings, and a large enclosed rear garden – ideal for barbecues or enjoying sunny afternoons.

Positioned in a prime student area, 23 Colman Road is within easy walking or cycling distance to the University of East Anglia (UEA) and is well-connected by frequent bus routes into Norwich city centre. Local shops, cafes, takeaways, and amenities are all close by, making it a highly desirable spot for students.

Currently achieving £2,400 per calendar month, this property offers excellent value for its size, location, and quality. Whether you're looking for spacious living, great facilities, or convenient access to campus, 23 Colman Road ticks all the boxes.







THE HIGHLIGHTS___

- Five Bedrooms
- 2026/2027 Academic Year
- Modern Fitted Kitchen
- Two Shower Rooms
- Communal Area
- Parking
- Garage
- Garden
- Close to UEA





Let's tal

01603 660000
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.