



abbotFox

Fairfax Road | Norwich | NR4
PCM £1,800 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company 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 intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR3-9)

Student Let

This spacious four-bedroom student let offers a modern living experience, featuring a fully fitted kitchen, utility room, W.C., bright lounge, conservatory, and a shower room. Each of the four bedrooms is generously sized, providing plenty of room for students. The property also boasts a beautifully landscaped, enclosed garden, perfect for outdoor relaxation.

Conveniently located, the property benefits from excellent public transport links to the University of East Anglia and the city centre, ensuring easy access to both.

The surrounding area offers a variety of amenities, including shops, a doctor's surgery, and schools at all levels. Residents can also enjoy nearby parklands, a golf course, pitch and putt, and scenic woodland walks. Regular bus services into the city centre further add to the property's appeal.

Additionally, the landlord includes regular cleaning and gardening services within the rent, making this an excellent choice for hassle-free living.

