
abbotFox

Earles Gardens, Norwich
£3,240 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**




Setup without
wires or worries







THE DETAIL___

AbbotFox presents this modern and energy-efficient student property (EPC Rating C) offers a fantastic balance of space, comfort, and convenience, making it perfect for sharers. Ideally located close to the University of East Anglia, it provides easy access to campus as well as local shops and amenities.

The house features a spacious lounge, perfect for socialising or relaxing after lectures, alongside a modern kitchen with dining table – well suited for both cooking and group meals. With three bathrooms plus an additional cloakroom, the property is designed to handle busy student life with ease.

Outside, the private garden includes a picnic table, providing a great space for outdoor gatherings and barbecues. There is also a garden shed offering secure cycle storage, dedicated parking for two cars, and plenty of free on-street parking nearby for additional vehicles.

With its large communal spaces, modern fittings, and excellent location close to UEA, this home is perfectly suited for students looking for a comfortable and sociable living environment.





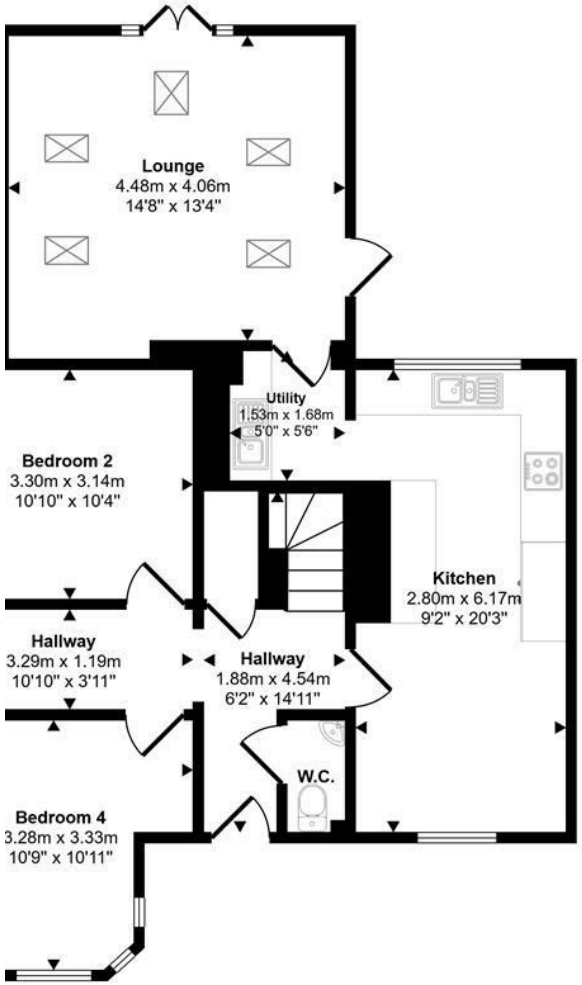




THE HIGHLIGHTS___

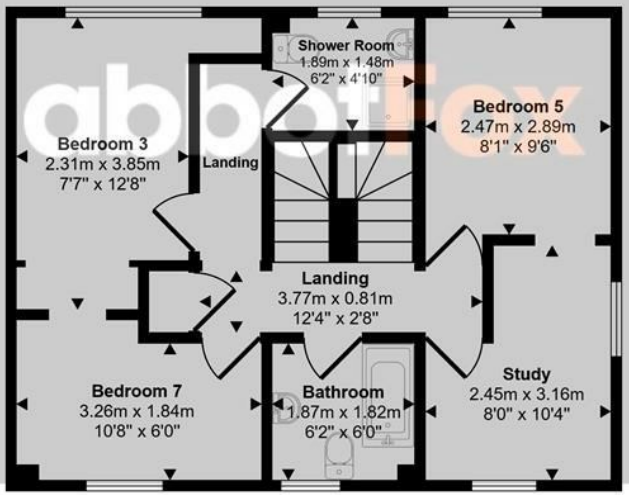
- Student Property
- Six Bedrooms
- Low Maintenance Garden
- Well Presented Throughout
- All Doubles
- Gardening included

Approx Gross Internal Area
154 sq m / 1661 sq ft

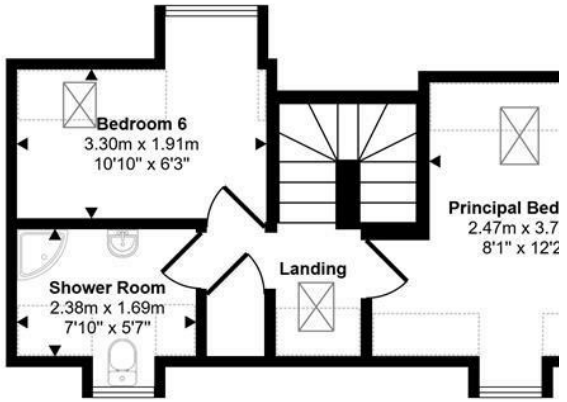


d Floor
5 sq m / 807 sq ft

s head height below 1.5m



First Floor
Approx 49 sq m / 523 sq ft



Second Floor
Approx 31 sq m / 330 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk
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.