



ONLINE ENQUIRIES ONLY

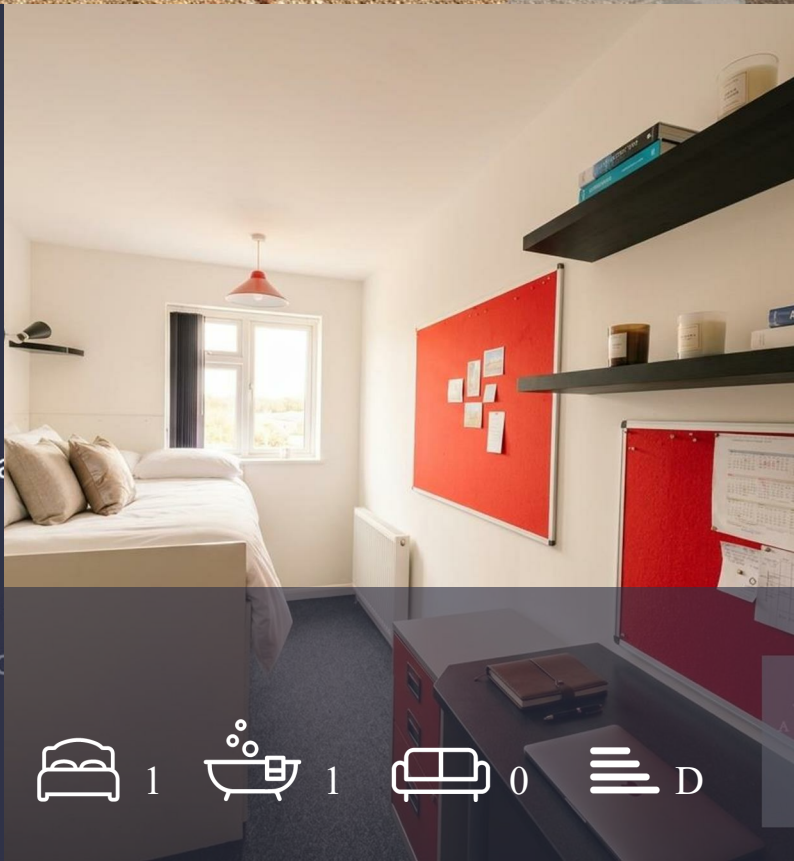
order to be considered for a viewing, please contact us
online through this listing.

Just complete the short questionnaire emailed
with your enquiry before a viewing can be scheduled.

25 Stevenson Road

Norwich, NR5 8TT

£560 Per Month



Presenting a fully furnished, double-sized ensuite room within a well-maintained shared property, specifically tailored for the student market and available for the 1st of September. Located on Stevenson Road in Norwich, the property offers generous communal living spaces, including a highly specified kitchen and a comfortable lounge, alongside outdoor garden access. With utility bills, high-speed internet, and a regular cleaner all included in the rent, this house share provides a hassle-free and comfortable living experience for a single student occupant.



A bright, highly functional private living space perfectly suited for a student. The room features a double bed with built-in storage drawers, a dedicated workspace with a desk and chair, a large pinboard, and a practical ensuite shower room. The bedroom is decorated in a crisp, neutral style and features a large wall mirror. The property is a substantial semi-detached brick home designed to comfortably accommodate shared living.

The communal areas are generously proportioned and beautifully presented. The main lounge features modern wood-effect flooring, two large sofas, a glass coffee table, and a contemporary dining area, creating a perfect social hub. The expansive kitchen is fully equipped for multiple occupants, boasting sleek cabinetry, tiled splashbacks, dual sinks, and an array of appliances including two tall fridge-freezers, a washing machine, a tumble dryer, a dishwasher, an air fryer, and smaller countertop appliances. Safety features, such as a prominent fire blanket and extinguisher, are clearly visible and accessible. Externally, the property benefits from a low-maintenance shingled front area with convenient side access leading directly to the communal garden space.

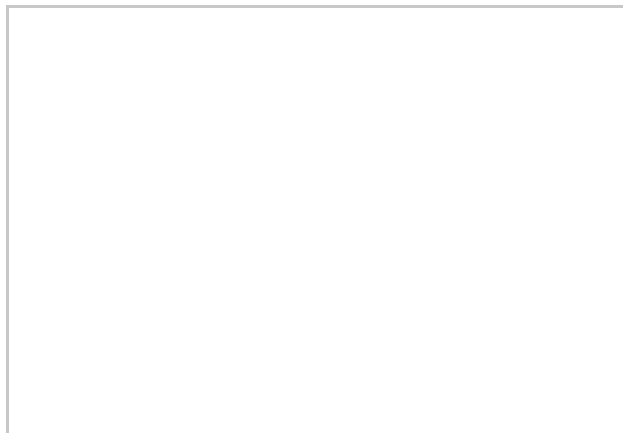
Located in the NR5 postcode area of Norwich, Stevenson Road is exceptionally well-placed for the student community, offering excellent transport links and dedicated cycle routes directly to the University of East Anglia (UEA) campus. The surrounding Bowthorpe and West Earlham areas provide a variety of convenient local shops, supermarkets, and essential amenities just a short distance away. For leisure and recreation, the nearby Earlham Park and the extensive university grounds offer fantastic open spaces for outdoor activities. Regular and reliable bus services operate nearby on a daily basis, providing quick access to Norwich city centre, which boasts a vibrant selection of retail, dining, and cultural attractions.

Broadband and Internet: High-speed internet is included in the rent. The local area is served by Superfast and Ultrafast fibre connections, with speeds capable of reaching up to 1000 Mbps depending on the provider network.

Tenant Requirements: This house share is strictly for single student occupants only. Couples and pets cannot be accepted. Full referencing and a reliable guarantor are required for prospective tenants.

Holding Deposit: A holding deposit equivalent to one week's rent is required to secure the property during the referencing process.

Agent Accreditation: Arlington Park East Ltd is a fully accredited member of the Propertymark Client Money Protection scheme and The Property Redress scheme, ensuring complete peace of mind.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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		58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	