



## ONLINE ENQUIRIES ONLY

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

Just complete the short questionnaire emailed to you after your enquiry before a viewing can be scheduled.  
95 Dragonfly Lane  
, Cringleford, NR4 7SP

£565 Per Calendar Month



A double bedroom is available to rent in a professional house share in the sought-after \*\*Cringleford area\*\* of Norwich. Perfect for a single occupant, this property is within walking distance of \*\*NNUH\*\* and local amenities, offering all bills included and a comfortable, sociable living environment.



This modern 4-bedroom professional house share is located in the popular Cringleford area and is ideal for professionals seeking a well-maintained and sociable living environment. The house is within walking distance of Norfolk and Norwich University Hospital (NNUH) and local shops and amenities, making it an excellent choice for those needing easy access to the city and nearby facilities.

The available double bedroom offers a spacious and comfortable living space. The property features a large kitchen with a dining area, perfect for socialising and meal preparation, along with a beautiful rear garden that includes a gardener during the growing season. A fortnightly communal cleaning service is also provided to maintain the shared spaces. The house includes one main bathroom, an additional WC.

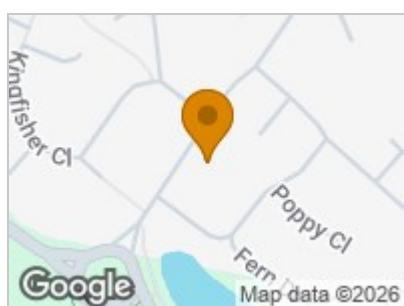
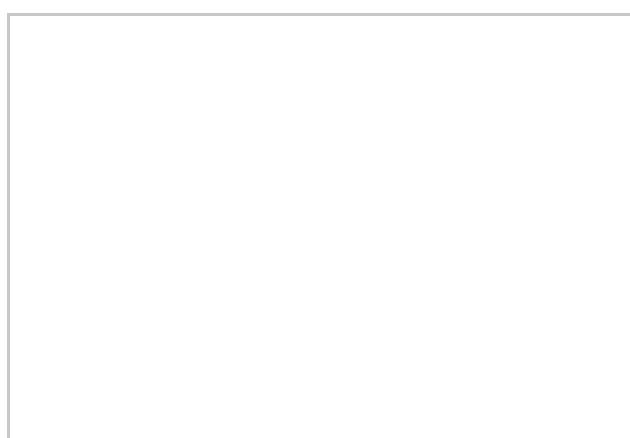
All bills are included in the rent, covering gas, electricity, water, internet, communal TV licence, and council tax, so you won't have to worry about additional costs.

Please note that this house share is for single occupants only, and couples and pets are not permitted. We are seeking friendly, sociable housemates who are employed and meet our eligibility criteria.

To secure the property, a holding deposit equivalent to one week's rent is required while references are checked. A cash deposit equivalent to one month's rent is due upon signing the tenancy agreement and will be held with the Tenancy Deposit Scheme (TDS). The tenancy is offered initially for six months as an Assured Shorthold Tenancy, followed by a rolling monthly contract.

Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress scheme. For more information, please visit our website or contact us directly.

Call us now to arrange a viewing and secure this fantastic property!



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	77	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC