

ARLINGTON  
PARK



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13 Winchcomb Road

, Norwich, NR2 3UF

£1,450 Per Month





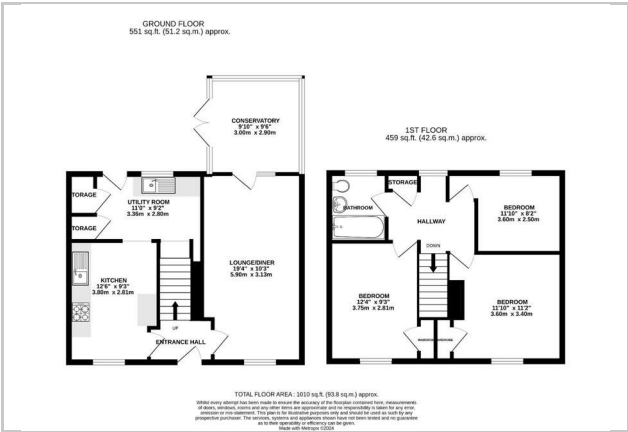
\*\*\*\* STUDENTS ONLY \*\*\*\* ZERO DEPOSIT AVAILABLE  
\*\*\*\*Available September 2024, this 3 bed semi-detached gem offers convenient access to UEA, N&N, NUA, and the city center.



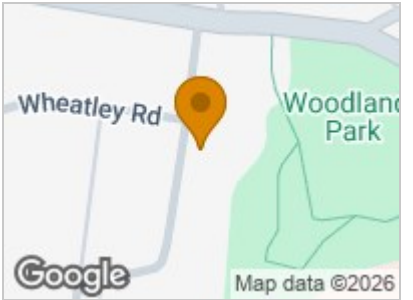
Step inside to find a welcoming entrance hall, a well-equipped kitchen/breakfast room, a handy utility room with access to a lovely garden. Downstairs, a large lounge diner awaits and leads into the conservatory. Upstairs, 3 generous bedrooms with ample storage and a modern bathroom with shower over bath provide comfortable living space for all.

Rent excludes tenancy deposit and any other permitted payments. Deposit payable is £1500. A holding deposit of £300 is required to reserve the property. Minimum terms is 12 months. Please contact us for further information or visit our website.

\*\*\*\* STUDENTS ONLY \*\*\*\*  
Available September 2024



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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		Not energy efficient - higher running costs
(21-38) F		
(1-20) G		
England & Wales		EU Directive 2002/91/EC

25a Earlham Road, Norwich, Norfolk, NR2 3AD  
Tel: 01603 577255 Email: [youragent@arlingtonpark.co.uk](mailto:youragent@arlingtonpark.co.uk) <https://www.arlingtonpark.co.uk/>