



## STUDENT PROPERTY

To arrange a viewing please contact us

206 Northfields

, Norwich, NR4 7EX

£1,580 Per Calendar Month

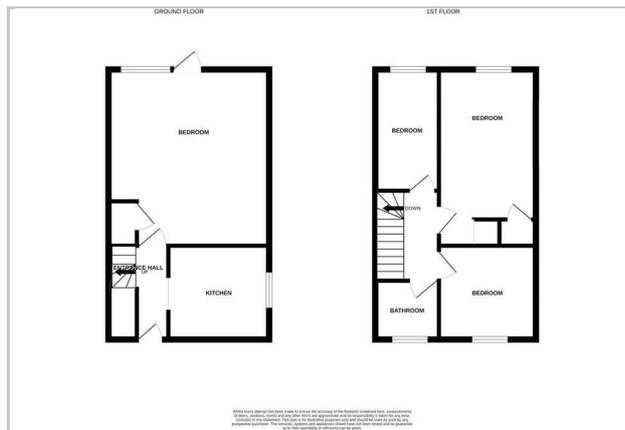


**A 4-bedroom house in a prime NR4 location, within easy walking distance of UEA. This property also boasts a separate study/small lounge, offering a valuable second communal space. Unbeatable location and value! A utility-inclusive package can be added for an additional £26.00 per person per week.**

- Bedrooms: 1 large double, 2 doubles, 1 single
- Available From: 08.09.2026
- 12 month agreements preferred
- Ideally located for UEA
- Fully furnished throughout
- Weekly Rent: Approx. £104 pppw (Excluding Utilities)



This is a fantastic opportunity to live in one of the most sought-after locations for UEA students. Situated in Northfields, this property is just a few minutes' walk from the university campus, library, and student union. The addition of a second small lounge or study area makes this property stand out, providing valuable extra space. The house offers a great mix of rooms to suit a group, including one large double, two standard doubles, and one single. For an NR4 location, this is an extremely well-priced property. Houses this close to UEA are always the first to go. A utility-inclusive package is available for an additional £26.00 per person per week. Arrange your viewing immediately to avoid disappointment.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	
		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/>**