



Plumstead Road | , Norwich, NR1 4AB

£1,050 pcm

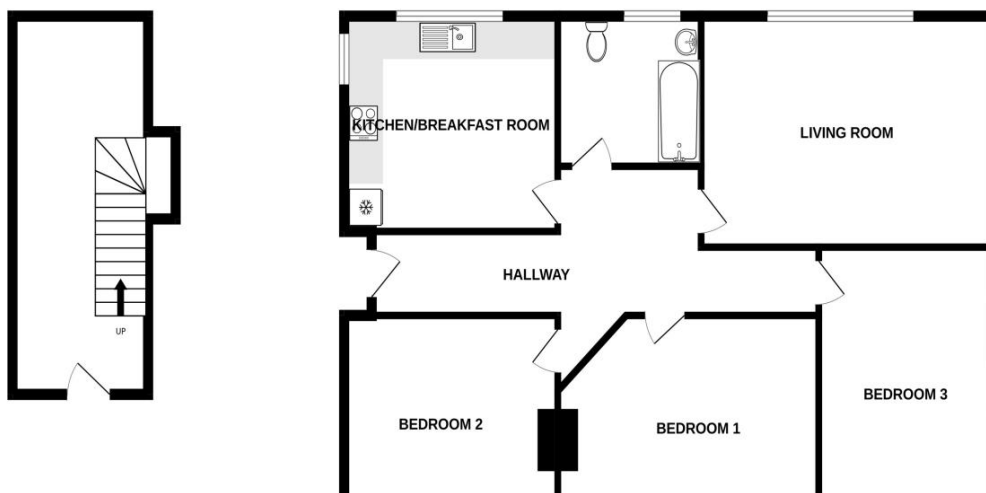
Gilson Bailey Lettings are delighted to offer this recently redecorated, very spacious **THREE DOUBLE** bedroom first floor apartment close to local shops, schools and within easy reach of the City centre. The accommodation comprises of a large private entrance lobby, entrance hall, living room, kitchen breakfast room, three double bedrooms, bathroom with shower over the bath, UPVc double glazing, gas central heating, one allocated parking space, Council Tax Band B, **UNFURNISHED**

Available From: Now



GROUND FLOOR

1ST FLOOR



Bedroom 3 (First Floor)

4.70m (15'6") x 2.60m (8'7")

Third double bedroom, front aspect window, radiator.

Entrance Hall (First Floor)

Part glazed door to entrance hall, doors to all rooms, radiator.

Kitchen Breakfast Room (First Floor)

3.70m (12'2") x 3.60m (11'10")

Kitchen breakfast room with ample storage and work surface. Appliances include electric hob, oven, cooker hood and fridge. Space and plumbing for additional appliance. Dining area, double aspect windows.

Living Room (First Floor)

4.50m (14'10") x 3.50m (11'6")

Large living room, big rear aspect window which allows much natural light in providing the room with a bright and relaxed feel. TV point, radiator.

Agent Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agent Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agent Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Parking

One allocated parking space.

Entrance Lobby (Ground Floor)

Front door to entrance lobby, large storage cupboard, stairs to entrance hall.

Bathroom (First Floor)

Modern white suite comprising bath with shower over, WC and wash basin. Frosted window, radiator.

Bedroom 1 (First Floor)

4.30m (14'2") x 3.70m (12'2")

Double bedroom, front aspect window, radiator.

Bedroom 2 (First Floor)

3.70m (12'2") x 3.60m (11'10")

Second double bedroom, front aspect window, radiator.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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			
66	70		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Directions: From our office continue down Prince of Wales Road and over the bridge turn left onto Riverside Road. At the roundabout turn right and proceed up Ketts Hill. The road becomes Plumstead Road and the property will be found on the left.