



Lawson Road | , Norwich, NR3 4LF

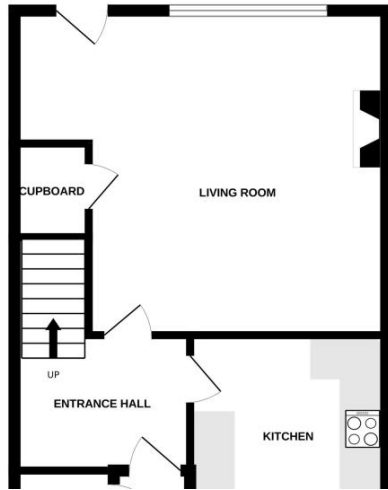
£1,100 pcm

Gilson Bailey Lettings are delighted to offer this TWO DOUBLE bedroom house situated close to local shops, schools, pubs and within easy reach of the City centre. The accommodation comprises of an entrance hall, good size living room, modern kitchen, two double bedrooms, study room, bathroom with shower over the bath, separate WC, private garden, residents parking, gas central heating, double glazing, Energy Rating C, Council Tax Band B, UNFURNISHED

Available From: 24 August 2026



GROUND FLOOR



Bedroom 1 (First Floor)
 4.40m (14'6") x 2.80m (9'3")
 Double bedroom, front aspect window, radiator.

Bedroom 2 (First Floor)
 3.50m (11'6") x 3.40m (11'2")
 Second double bedroom, rear aspect window overlooking the garden. Radiator.

Separate WC (First Floor)
 Modern white suite comprising WC and wash basin. Radiator.

Study Room (First Floor)
 1.50m (5'0") x 1.20m (4'0")
 Study room with rear aspect window, radiator.

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

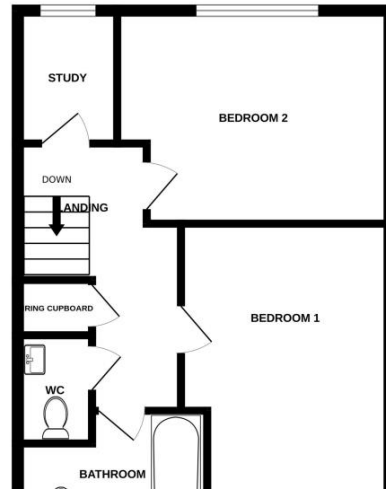
Agents Note
 There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note
 The tenants are in residence so these details and photos are only an indication of the property and some remedial work may be in progress .

Garden
 Private fully enclosed South facing rear garden, mainly laid to lawn with patio area and flower beds. Brick built shed.

Parking
 Off street residents parking. Please note that this is on a first come, first served basis. On street permit parking (subject to availability).

1ST FLOOR



Entrance Hall (Ground Floor)
 Part glazed front door to entrance hall, quality laminate floor, coats hanging space, radiator.

Kitchen (Ground Floor)
 3.00m (9'11") x 2.70m (8'11")
 kitchen with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Under unit lighting.

Living Room (Ground Floor)
 4.90m (16'1") x 4.70m (15'6")
 Living room with rear aspect window overlooking the garden, feature fireplace with electric fire, built in storage cupboard, quality laminate floor, door to garden, radiator, TV point.

Bathroom (First Floor)
 bathroom suite in white comprising bath with thermostatic 'rainfall' shower over, WC and wash basin. Chrome heated towel rail, extensive tiling, two frosted windows.

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		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (70-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	74		88
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: Leave the city centre via the A1151 Sprowston Road, just after the Brewery Tap pub turn left into Lawson Road.