



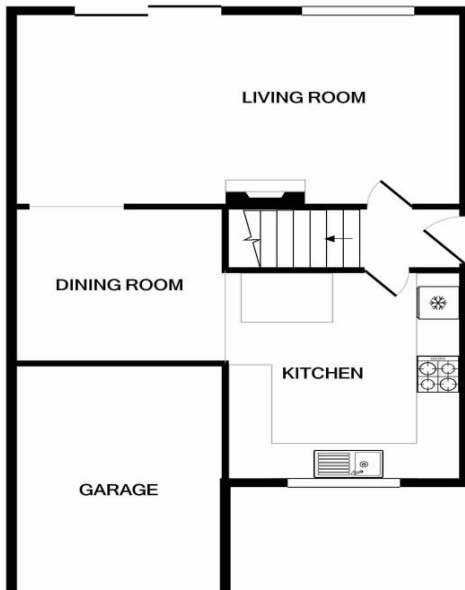
Aylesbury Close | , Norwich, NR3 3LB

£1,200 pcm

Gilson Bailey Lettings are delighted to offer this three bedroom semi-detached house situated in this no through road close to local shops, schools, parks, pubs and within easy reach of the City centre. The accommodation comprises of an entrance hall, large living room, separate dining room, kitchen, master bedroom with fitted bedroom furniture, two further double bedrooms, modern bathroom with shower over the bath, gas central heating, double glazing, garage and driveway parking, enclosed private garden, Council Tax Band C. UNFURNISHED

Available From: 13 January 2025




Living Room (Ground Floor)

5.40m (17'9") x 3.40m (11'2")

17ft long living room with glazed patio doors and window that allow much natural light in providing the room with a bright and welcoming feel. Feature fireplace, TV / CABLE / BT points, radiator, archway to dining room.

Bathroom (First Floor)

Modern white suite comprising bath with thermostatic shower over, WC and wash basin. Extensive tiling, inset spotlighting, heated towel rail, frosted window.

Bedroom 1 (First Floor)

3.40m (11'2") x 2.80m (9'3")

Master bedroom, rear aspect window overlooking the garden. Range of fitted and built in bedroom furniture, radiator, TV point.

Bedroom 2 (First Floor)

3.00m (9'11") x 2.80m (9'3")

Second double bedroom, box bay front aspect window, built in double wardrobe, radiator.

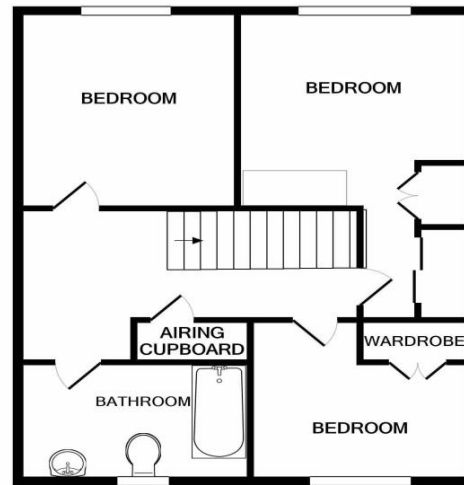
Bedroom 3 (First Floor)

3.40m (11'2") x 2.50m (8'3")

Third double bedroom, rear aspect window overlooking the garden. BT point, radiator.

Garage & Parking

Single integral brick built garage with automated up & over door. Power & light. Private brick weave driveway, unrestricted on street parking.


 1ST FLOOR
 APPROX. FLOOR
 AREA 550 SQ.FT.
 (51.1 SQ.M.)

Dining Room (Ground Floor)

2.90m (9'7") x 2.60m (8'7")

Separate dining room, archway to living room, radiator, built in storage cupboard, opens to kitchen.

Entrance Hall (Ground Floor)

Part Glazed front door to entrance hall. Laminate floor, stairs to first floor.

Garden (Ground Floor)

Attractive fully enclosed private garden. Mainly laid to lawn with large decking area and well stocked flowerbeds.

Kitchen (Ground Floor)

3.90m (12'10") x 2.80m (9'3")

Kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, microwave and fridge/freezer. Tiled floor, breakfast bar.

Energy ratings

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(78-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Current Energy Rating: **D** (60) | Potential Energy Rating: **B** (84)

Directions: Leave the city via Magdalen Road. At the Whalebone pub turn left onto St Clements Hill. Take the 5th turning on the left into Elm Grove Lane and Aylesbury Close is first turning on the right.