



Sewell Road | , Norwich, NR3 4BP

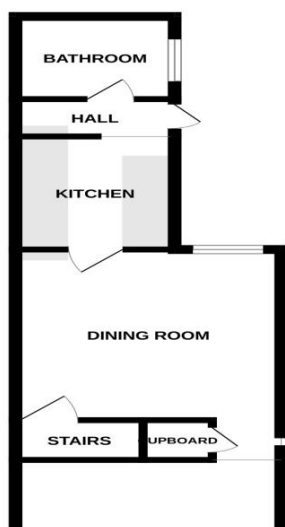
£995 pcm

Gilson Bailey Lettings are delighted to offer this NEWLY RE-FURNISHED two bedroom, mid terrace house situated in the sought after NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are two bedrooms off landing with bedroom two having an ensuite bathroom. Outside there is a low maintenance front garden and a good sized, non-bisected rear garden. The house benefits from double glazing, gas heating and is in good order throughout. Be quick to book a viewing! Tax Band B, EPC D.UNFURNISHED**new carpets to the ground floor and re-decoration throughout.

Available From: Now



GROUND FLOOR



Bathroom (First Floor)

2.90m (9'7") x 2.10m (6'11")

Panel bath with shower over low-level WC hand wash basin radiator frosted double glazed window

Bedroom One (First Floor)

3.50m (11'6") x 3.46m (11'5")

Double glazed window radiator built-in wardrobe

Bedroom Two (First Floor)

3.45m (11'4") x 3.49m (11'6")

Double glazed window radiator.

First Floor Landing (First Floor)

Doors to Bedrooms One and Two

Accommodation Comprises

Door to

Agents Note

Fireplaces and Chimneys are decorative items only and not for tenants use.

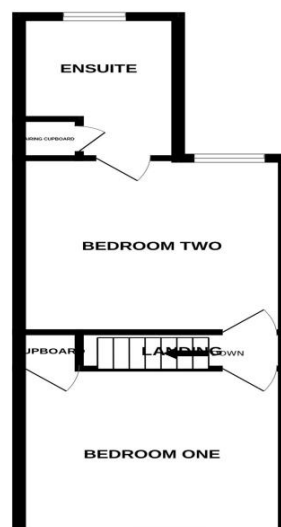
Outside Front

Low maintenance paved garden with steps to front door

Outside Rear

Non-bisected lawn garden, mature plants and shrubs timber shed enclosed by timber fencing with rear gate access

1ST FLOOR



Dining room (Ground Floor)

3.53m (11'7") x 3.50m (11'6")

Double glazed window radiator

Kitchen (Ground Floor)

2.89m (9'6") x 2.12m (7'0")

Fitted wall and base units with worktops over sink and drainer fitted hob and oven space for fridge freezer double glaze window. Washing machine is located in the rear lobby.

Lounge (Ground Floor)

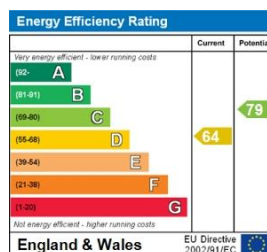
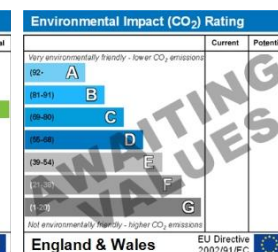
3.50m (11'6") x 3.45m (11'4")

Double glaze window radiator

Shower Room (Ground Floor)

Shower cubicle low-level WC hand wash basin radiator frosted double glaze window

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Directions: Head east on Prince of Wales Rd towards St Vedast St, Follow A147 to St James Cl, Take Silver Rd to Sprowston Rd/A1151, Turn right onto Sprowston Rd/A1151, Continue on Denmark Rd. Take Massingham Rd to Sewell Rd