



**St Olaves Road | , Norwich, NR3 4QB**

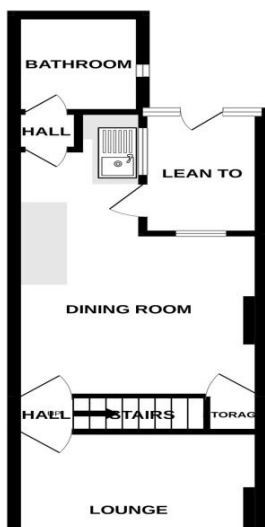
**£980 pcm**

Gilson Bailey Lettings are delighted to offer this three bedroom Victorian house situated close to local shops, schools and within easy reach of the City centre. The property benefits from an entrance porch, large living room, dining room which opens to the modern kitchen, downstairs bathroom, lean to utility room, two double bedrooms, one single bedroom, private rear garden, double glazing, gas central heating, on road permit parking, Council Tax Band A, UNFURNISHED

Available From: 05 July 2025



GROUND FLOOR



#### Lean to (Ground Floor)

Separate lean to which provides useful additional space. Door to garden.

#### Living Room (Ground Floor)

3.50m ( 11'6") x 3.40m ( 11'2")

Living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Laminate floor, TV point, radiator.

#### Bedroom 1 (First Floor)

3.50m ( 11'6") x 3.40m ( 11'2")

Double bedroom, front aspect window, built in wardrobe, radiator.

#### Bedroom 2 (First Floor)

3.40m ( 11'2") x 3.40m ( 11'2")

Second double bedroom, rear aspect window overlooking the garden. Radiator, door to bedroom 3.

#### Bedroom 3 (First Floor)

2.50m ( 8'3") x 1.70m ( 5'7")

Good sized single bedroom, rear aspect window, radiator. This room would also make an ideal home office or dressing room.

#### 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 .

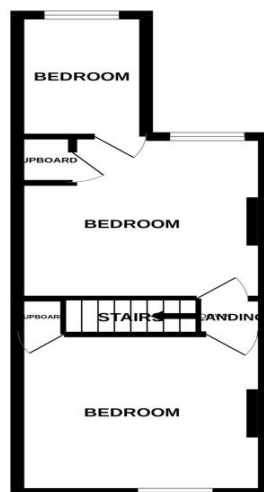
#### Garden

Private rear garden mainly laid to lawn.

#### Parking

On street permit parking.

1ST FLOOR



#### Bathroom (Ground Floor)

Suite in white comprising bath with shower over, WC and wash basin. Frosted window, radiator.

#### Dining Room (Ground Floor)

3.40m ( 11'2") x 3.40m ( 11'2")

Separate dining room, laminate floor, built in storage cupboard, radiator. Opens to kitchen.

#### Entrance Porch (Ground Floor)

Part glazed door to entrance porch, coats hanging space, door to living room.

#### Kitchen (Ground Floor)

2.00m ( 6'7") x 1.80m ( 5'11")

Kitchen with ample storage and work surface. Appliances include an electric cooker. Space and plumbing for additional appliances, door to lean to.

## Energy ratings

| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
| Current   | Potential | Current  | Potential |
| <div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div> <div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> </div> </div> |           |  |           |
| 65  | 88        |  |           |
| England & Wales EU Directive 2002/91/EC   |           | England & Wales EU Directive 2002/91/EC        |           |

**Directions:** From our office turn left onto Riverside Rd/A147, at the roundabout take the 1st exit onto Barrack St/A147, at the next roundabout take the 3rd exit onto Charlton Rd/A1151, turn left onto Bull Close Rd, turn right onto Spencer st. and St Olaves Street is the 6th on the right.