



**Rackham Road | , Norwich, NR3 3JG**

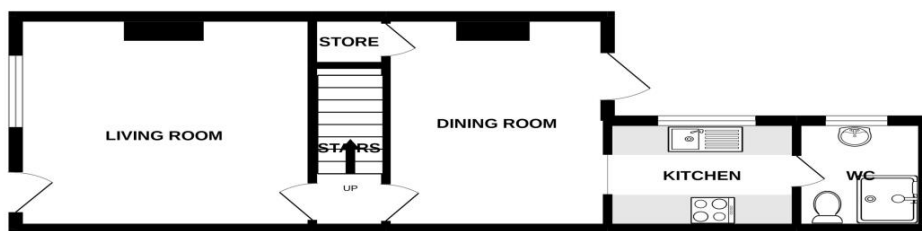
**£1,050 pcm**

Gilson Bailey are delighted to offer this TWO double bedroom, TWO bathroom Victorian house situated close to local shops, schools, parks, pubs and within easy reach of the city centre. The accommodation comprises of a living room with feature fireplace, separate dining room, kitchen, downstairs shower room, master bedroom with en-suite bathroom, second double bedroom, low maintenance private courtyard garden, on street parking, double glazing, gas central heating, Council Tax Band A, UNFURNISHED. \*\* NR3 TERRACE \*\* TWO BATHROOMS\*\*

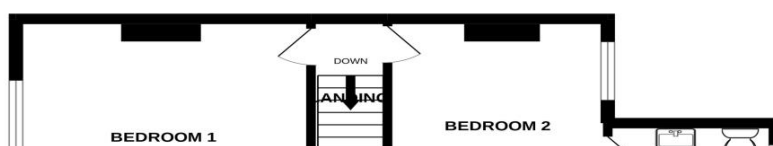
Available From: Now



#### GROUND FLOOR



#### 1ST FLOOR



##### Bedroom 1 (First Floor)

3.60m ( 11'10") x 3.50m ( 11'6")

Double bedroom, front aspect window, feature fireplace, built in wardrobe, radiator, CABLE point.

##### Bedroom 2 (First Floor)

3.50m ( 11'6") x 2.90m ( 9'7")

Second double bedroom, rear aspect window overlooking the garden. Radiator, door to en-suite.

##### Bedroom 2 en-suite (First Floor)

Suite in white comprising bath with shower over, WC and wash basin. Heated towel rail, fully tiled walls, frosted window.

##### 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

Fully enclosed private rear garden. Hard landscaped for easy maintenance.

##### Parking

On street parking.

##### Dining Room (Ground Floor)

3.50m ( 11'6") x 2.90m ( 9'7")

Separate dining room, feature fireplace, built in storage cupboard, glazed door to garden, archway to kitchen. Radiator.

##### Ground Floor Shower Room (Ground Floor)

Shower room comprising corner shower cubicle with thermostatic shower, WC and wash basin. Chrome heated towel rail, frosted window, extensive tiling.

##### Kitchen (Ground Floor)

2.60m ( 8'7") x 1.80m ( 5'11")

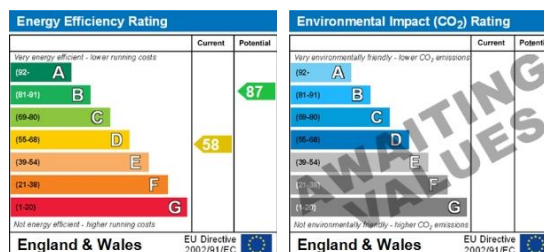
Modern kitchen with ample storage and work surface. Appliances include an electric cooker and cooker hood. Space and plumbing for additional appliance.

##### Living Room (Ground Floor)

3.60m ( 11'10") x 3.50m ( 11'6")

Large living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Feature fireplace, CABLE / TV points, radiator.

## Energy ratings



**Directions:** From our office proceed through St Andrews and right down Duke Street and over the roundabout and into St Augustines, then right into Waterloo Rd then left into Angel Rd. Take the 4th left into Philadelphia Lane and 1st right into Rackham Rd.