

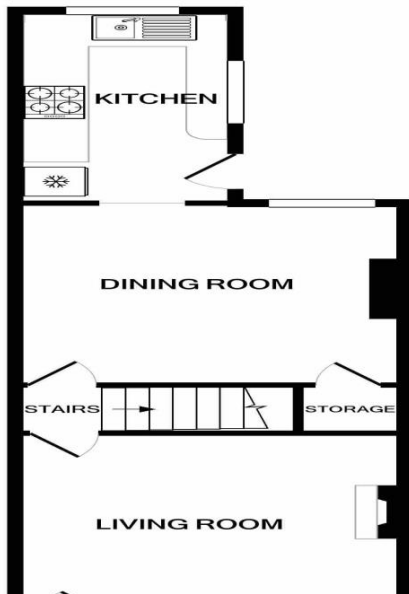
**Avenue Road | , Norwich, NR2 3HN**

**£995 pcm**

Gilson Bailey Lettings are delighted to offer this two double bedroom Victorian house of great charm and character located in the sought after 'Golden Triangle' close to local shops, schools, restaurants, pubs and within easy reach of the City centre. The accommodation comprises of a living room with bay window, separate dining room, kitchen with washing machine and fridge freezer, master bedroom, second double bedroom, modern bathroom with bath and separate shower cubicle, double glazing, gas central heating, private garden, on street permit parking, Council Tax Band B, UNFURNISHED

Available From: 03 November 2025





#### Bedroom 1 (First Floor)

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

Master bedroom, rear aspect window overlooking the garden, feature exposed floorboards, original cast iron fireplace, radiator. Door to bathroom.

#### Bedroom 2 (First Floor)

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

Second double bedroom, front aspect window, feature exposed floorboards and original cast iron fireplace, built in wardrobe, radiator.

#### Agents Note

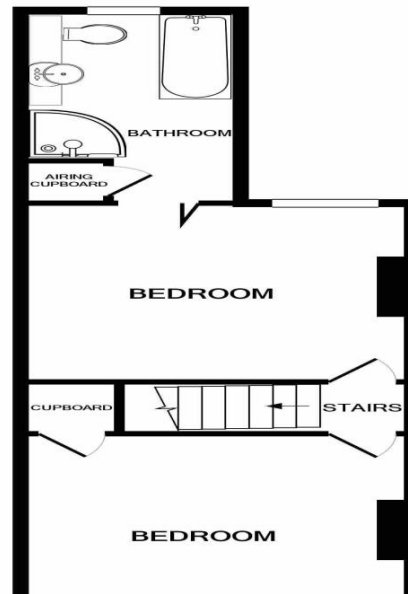
The tenants are in residence so these details and photos are only an indication of the property and some remedial work may be in progress .

#### Garden

Private fully enclosed (non-bisected) South facing courtyard style garden. Extensive decking provides the ideal setting for outdoor dining.

#### Parking

On street permit parking.



#### Dining Room (Ground Floor)

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

Separate dining room, rear aspect window overlooking the garden, feature exposed floor boards, built in storage cupboard, radiator.

#### Kitchen (Ground Floor)

3.50m ( 11'6") x 2.00m ( 6'7")

Modern kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, washing machine and fridge/freezer. Tied floor, door to garden.

#### Living Room (Ground Floor)

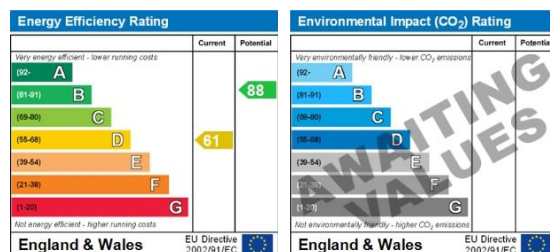
4.10m ( 13'6") x 3.50m ( 11'6")

Living room with front aspect bay window which allows much natural light in providing the room with a bright and welcoming feel. Feature fireplace with fitted wood burner, exposed floor boards, radiator.

#### Bathroom (First Floor)

Modern white suite comprising bath, separate shower cubicle, WC and wash basin. Chrome heated towel rail, frosted window, built in cupboard.

## Energy ratings



**Directions:** From St Stevens Roundabout proceed along Chapelfield Road until you reach the roundabout. Take the 1st exit and proceed down Unthank Road. Take the 5th turning on the right into Park Lane. The road becomes Avenue Road past the church.