



Oak Street | , Norwich, NR3 3BP

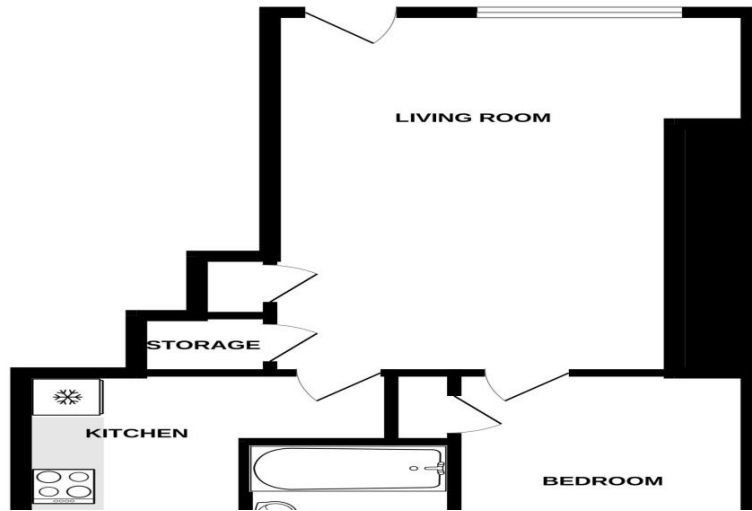
£850 pcm

Gilson Bailey Lettings are delighted to offer this ONE BEDROOM GROUND FLOOR apartment of great charm and character with many original features situated close to local shops and within easy reach of the City centre. The accommodation comprises of a large living room with impressive inglenook fireplace and exposed beams, separate kitchen, double bedroom, bathroom with shower over the bath, gas central heating, communal gardens, permit parking, Energy Rating C, Council Tax Band A, PART -FURNISHED

Available From: Now



GROUND FLOOR



Outside
Delightful communal garden for residents use.

Parking
On street permit parking.

Bathroom (Ground Floor)
Suite in white comprising bath with electric shower over, WC and wash basin. Chrome heated towel rail, tiled floor, frosted window.

Bedroom (Ground Floor)
3.10m (10'3") x 2.60m (8'7")
Double bedroom, rear aspect window overlooking the communal garden, quality laminate floor, built in wardrobe, door to garden. Radiator.

Kitchen (Ground Floor)
3.00m (9'11") x 1.80m (5'11")
Separate cottage style kitchen with ample storage and work surface. Appliances include electric hob, oven, fridge/freezer and washing machine. Tiled floor.

Living Room (Ground Floor)
4.70m (15'6") x 3.70m (12'2")
Large living room with big front aspect window, stunning feature inglenook fireplace, exposed beams, quality laminate floor, two built in storage cupboards, radiator.

Energy ratings

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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				(76-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(11-20) 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: 73
Potential Energy Rating: 77

Directions: From the city centre proceed down Duke Street, straight over the roundabout onto Pitt Street which then becomes St Augustines Street. Turn left into Sussex Street then at the end turn left into Oak Street and the property will be found on the left.