



Lilburne Avenue | , Norwich, NR3 3NZ

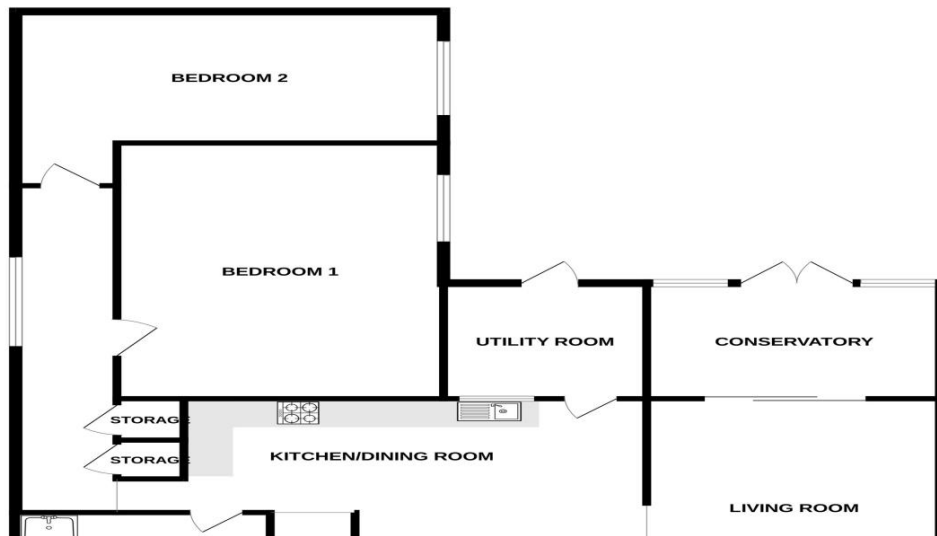
£1,200 pcm

GILSON BAILEY LETTINGS are pleased to offer this TWO BEDROOM DETACHED single storey house set well back from the road in this residential location close to local shops, parks and within easy reach of the City centre. The accommodation comprises of an entrance hall, large living room, conservatory, modern kitchen dining room, utility room, two big double bedrooms, bathroom with shower over the bath, gas central heating, double glazing, enclosed courtyard garden, allocated parking, Energy Rating C, Council Tax Band B, UNFURNISHED** CONSERVATORY**

Available From: 14 August 2026



GROUND FLOOR



Entrance Hall (Ground Floor)

Part glazed front door to entrance hall, laminate floor, coats hanging space, opens to kitchen dining room.

Kitchen Dining Room (Ground Floor)

4.50m (14'10") x 4.70m (15'6")
 kitchen dining room with ample storage and work surface. Appliances include gas hob, oven and cooker hood, washing machine. Space for additional appliances. Quality laminate floor, large dining area with bay window, inset spot lights, radiator.

Living Room (Ground Floor)

5.60m (18'5") x 4.30m (14'2")
 Living room with big front aspect window which allows much natural light in. Quality laminate floor, TV point, radiator, patio doors to conservatory.

Utility Room (Ground Floor)

2.60m (8'7") x 2.60m (8'7")
 Separate utility room, space and plumbing for appliances, tiled floor, door to garden.

Agent note

This property is Part - Furnished: Sofa, Arm Chair, Mirror, Wooden Shelf unit, Side Tables, 3 draw wooden unit, Gold framed mirror, Dining table & 4 chairs, Dishwasher, Washing machine, Fridge/freezer, Rug, Door mat, wooden 4 draw unit, built in wardrobe, cream and wood wardrobe, pine double head board with divan frame and mattress, wooden mirror, bathroom corner shelf and mirror.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Garden

Fully enclosed private walled garden, hard landscaped for easy maintenance. West facing and ideal for outdoor Summer dining.

Parking

One allocated private parking space, additional residents parking.

Bathroom (Ground Floor)

Bathroom in white comprising bath with shower over, WC and wash basin. Heated towel rail, inset spot lights, tiled floor, frosted window.

Bedroom 1 (Ground Floor)

4.90m (16'1") x 3.30m (10'10")
 Double bedroom, rear aspect window over looking the garden. Dressing area, radiator.

Bedroom 2 (Ground Floor)

4.40m (14'6") x 2.70m (8'11")
 Second double bedroom, rear aspect window overlooking the garden. Radiator.

Conservatory (Ground Floor)

3.70m (12'2") x 2.50m (8'3")
 Quality conservatory designed for use all year round, tiled floor, radiator, doors to garden.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) 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	

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 7th left into Lilburne Avenue. The property will be found at the very end of the road on the right.