



Falcon Road East | , Norwich, NR7 8XY

£1,100 pcm

GILSON BAILEY LETTINGS are pleased to offer this TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.. The property is situated close to local shops, schools and is within easy reach of the City centre. The accommodation comprises of an entrance hall, living room with bay window, separate dining room, kitchen, study, two double bedrooms, bathroom with shower over the bath, garage and private driveway parking, garden, double glazing, gas central heating, Council Tax Band C, EPC RATING D. FURNISHED.

Available From: 10 August 2026



GROUND FLOOR



Study (Ground Floor)

3.50m (11'6") x 1.90m (6'3")

Separate study, built in storage cupboard, fitted desk unit, door to driveway, radiator.

Bathroom (First Floor)

Bathroom suite in white comprising bath with thermostatic shower over, WC and wash basin. Heated towel rail, frosted window.

Bedroom 1 (First Floor)

4.20m (13'10") x 3.70m (12'2")

Master bedroom, front aspect window, built in cupboard, fitted wardrobe, radiator.

Bedroom 2 (First Floor)

3.80m (12'6") x 2.90m (9'7")

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

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.

Garage & Parking

Single garage. Off street private driveway parking.

Garden

Private rear garden, mainly laid to lawn with mature shrubs and hedges. Timber shed.

1ST FLOOR



Dining Room (Ground Floor)

3.90m (12'10") x 3.00m (9'11")

Separate dining room, quality wood laminate flooring, radiator, opens to kitchen.

Entrance Hall (Ground Floor)

Part glazed front door to entrance hall, stairs to first floor.
Radiator.

Kitchen (Ground Floor)

4.90m (16'1") x 2.70m (8'11")

Kitchen with ample storage and work surface. Appliances include a gas hob, oven, cooker hood and dishwasher. Space and plumbing for additional appliances. Velux windows , glazed double doors to garden, spot lighting.

Living Room (Ground Floor)

4.00m (13'2") x 3.00m (9'11")

Living room with big bay window which allows much natural light in providing the room with a bright and relaxed feel Feature fireplace, radiator.

Energy ratings

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		64

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		86
		64

Directions: Leave the city via the B1151 Sprowston Rd. Proceed over the ring road roundabout and take the 6th turning on the right into Falcon Road East and the property is on the right.