



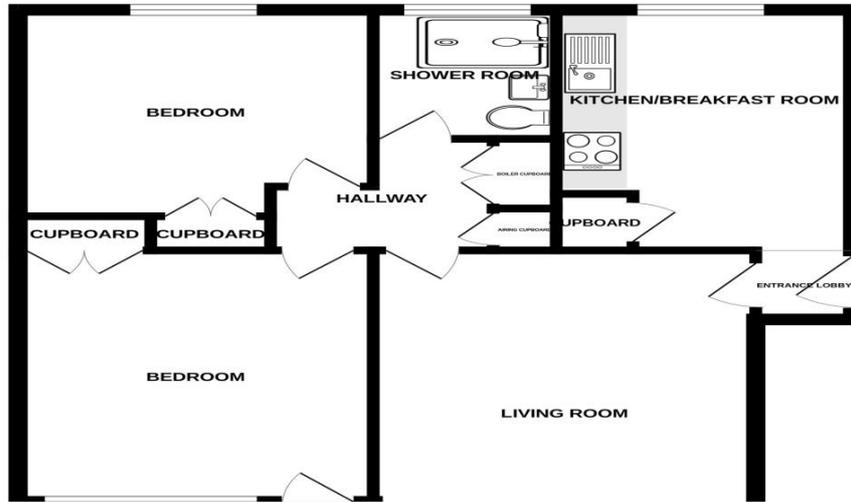
**Wilberforce Road | , Norwich, Norfolk, NR5 8NQ**

**£950 pcm**

Gilson Bailey Lettings are delighted to offer this TWO DOUBLE bedroom first floor apartment with lovely views over open Countryside. The property is situated close to local shops, the University and within easy reach of the City centre. The accommodation comprises of an secure entrance lobby, private entrance hall, living room, private balcony, kitchen breakfast room, double bedroom with built in wardrobe, second double bedroom also with built in wardrobe, shower room, electric heating, double glazing, well maintained communal garden, parking, Council Tax Band A, EPC Band A. PART FURNISHED. (please enquire within the office).

Available From: Now



**GROUND FLOOR**

**Kitchen (First Floor)**

3.70m ( 12'2") x 2.80m ( 9'3")

Separate kitchen breakfast room, ample storage and work surface. Appliances include electric cooker and hob with integrated fridge/freezer.

**Living Room (First Floor)**

5.00m ( 16'5") x 3.30m ( 10'10")

Living room with full width window which allows much natural light in providing the room with a bright and welcoming feel. Laminate floor, TV point, heater, door to balcony.

**Shower Room (First Floor)**

Modern suite in white comprising double sized shower cubicle with electric shower, WC and wash basin. Frosted window.

**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.

**Agents Notes**

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 Notes**

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

**Outside**

Well maintained communal gardens for residents use. Secure private cycle store.

**Parking**

On street parking.

**Balcony (First Floor)**

Private covered balcony with far reaching views.

**Bedroom 1 (First Floor)**

3.90m ( 12'10") x 3.20m ( 10'6")

Big double bedroom, large rear aspect window with attractive views, built in double wardrobe, laminate floor, heater. Door to balcony.

**Bedroom 2 (First Floor)**

3.30m ( 10'10") x 3.20m ( 10'6")

Second double bedroom, front aspect window, built in wardrobe, laminate floor, heater.

**Entrance Hall (First Floor)**

Front door to private entrance hall accessed via secure communal lobby. Laminate floor.

## Energy ratings

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92- A)	(92- A)	(92- A)	(92- A)
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(78-90) C	(78-90) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**Directions:** Leave the city via the Earlham Road, pass the entrance of the UEA and take the next left into Wilberforce Road. The property will be found at the end on the left.