



Avenue Road | , Norwich, NR2 3HL

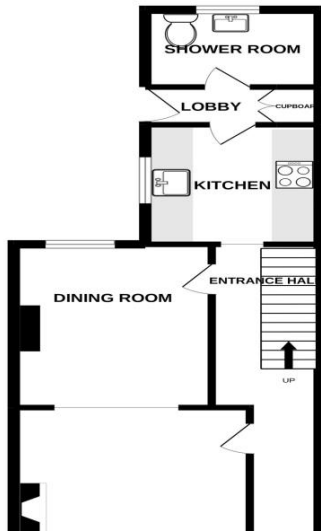
£1,350 pcm

Gilson Bailey Lettings are delighted to offer this THREE bedroom spacious 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 hall entrance, large living room with bay window, separate dining room, kitchen, large master bedroom with en-suite shower room, two further single bedrooms, ground floor shower room, double glazing, gas central heating, private garden, Council Tax Band B, UNFURNISHED

Available From: Now



GROUND FLOOR


Living Room (Ground Floor)

4.60m (15'2") x 3.40m (11'2")

Large living room with big bay window which allows much natural light in providing the room with a bright and welcoming feel. Feature fireplace, archway to dining room. Radiator, TV point.

Bedroom 1 (First Floor)

Master bedroom, two front aspect windows which allow much daylight in, built in wardrobe, radiator. Door to en-suite shower room.

Bedroom 1 en-suite (First Floor)

Modern white suite comprising double sized shower cubicle, WC and wash basin. Heated towel rail.

Bedroom 2 (First Floor)

3.00m (9'11") x 2.30m (7'7")

Good sized single bedroom, rear aspect window, radiator.

Bedroom 3 (First Floor)

2.90m (9'7") x 2.60m (8'7")

Good sized third bedroom, rear aspect window overlooking the garden. Radiator. This room would also make an ideal home office.

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.

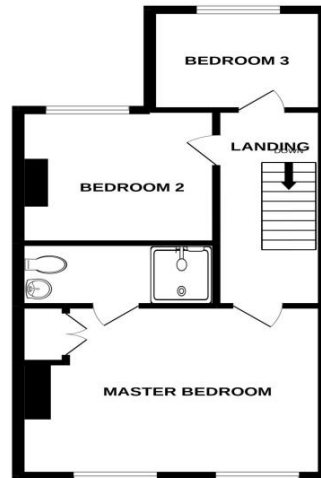
Garden

Private enclosed courtyard garden.

Parking

On street permit parking.

1ST FLOOR


Dining Room (Ground Floor)

3.70m (12'2") x 3.10m (10'3")

Dining room with rear aspect window overlooking the garden. Radiator.

Downstairs Shower Room (Ground Floor)

Large 'wet room' with shower area, WC and wash basin. Frosted window, extensive tiling, radiator.

Entrance Hall (Ground Floor)

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

Kitchen (Ground Floor)

3.00m (9'11") x 2.60m (8'7")

kitchen with ample storage and work surface including Belfast sink. Appliances include electric cooker. Tiled floor, door 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			(78-80) 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 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.