



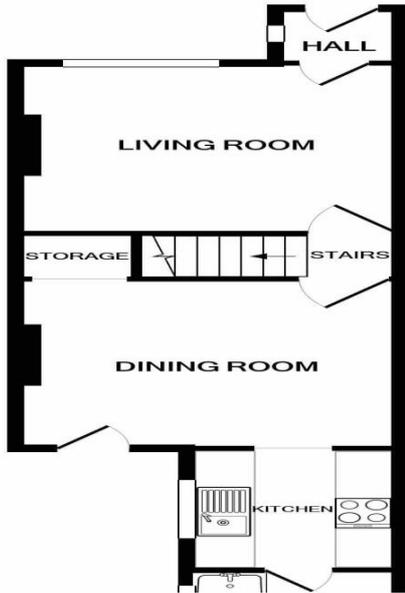
Belsize Road | , Norwich, NR1 4HU

£995 pcm

Gilson Bailey Lettings are delighted to offer this well presented three bedroom Victorian house situated close to local shops, schools and within easy reach of the City centre. The accommodation comprises of an entrance hall, living room, separate dining room, kitchen with appliances, two double bedrooms, single bedroom, bathroom with shower over the bath, garden, on street parking, double glazing, gas central heating. Externally, the property benefits from a low-maintenance front garden and a generous bisected rear garden. Council Tax Band A, EPC rating C. UNFURNISHED

Available From: Now




Living Room (Ground Floor)

3.50m (11'6") x 3.40m (11'2")

Large living room with big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. Feature fireplace, CABLE / BT points, radiator.

Bedroom 1 (First Floor)

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

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

Bedroom 2 (First Floor)

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

Second double bedroom, rear aspect window overlooking the garden, radiator, door to bedroom 3.

Bedroom 3 (First Floor)

2.30m (7'7") x 2.00m (6'7")

Single bedroom, rear aspect window, radiator. This room would also make an ideal home office or dressing room.

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

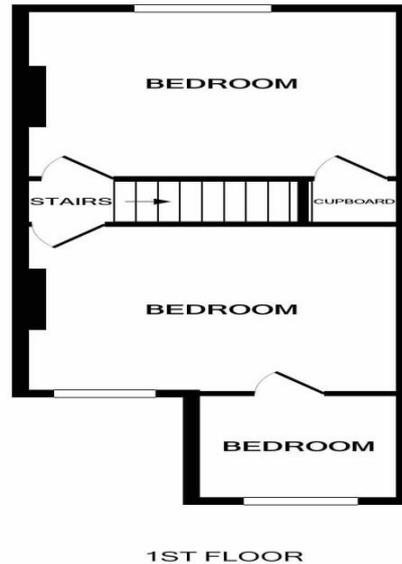
Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents notes

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 garden mainly laid to lawn. Shed.


Bathroom (Ground Floor)

Suite in white comprising bath with shower over, WC and wash basin. Chrome heated towel rail, frosted window, extensive tiling.

Dining Room (Ground Floor)

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

Separate dining room, door to garden, storage recess, radiator.

Entrance Hall (Ground Floor)

Part glazed front door to entrance hall, coats hanging space, door to living room.

Kitchen (Ground Floor)

2.00m (6'7") x 2.00m (6'7")

Modern kitchen with ample storage and work surface. Space for cooker, fridge and washing machine.

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			(15-20) F		
(1-20) G			(1-10) 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: Leave Norwich via Prince of Wales Road. At the traffic lights on the bridge turn left into Riverside Road, continue down and at the roundabout take the third exit into Ketts Hill, proceed up and turn right into Belsize Road.