



Quintain Mews | , Sussex Street, Norwich, NR3 3FE

£1,100 Monthly

Gilson Bailey Lettings are delighted to offer this well-presented and spacious, two double bedroom house, tucked away within a quiet cul-de-sac location, conveniently positioned close to local shops, schools and within easy reach of Norwich City Centre. Offering comfortable and well-planned accommodation. The ground floor comprises a welcoming entrance hall, comfortable and inviting lounge, modern fitted kitchen complete with appliances and a convenient downstairs cloakroom. Upstairs, there are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, along with a family bathroom featuring a shower over the bath. Outside, the property enjoys a private courtyard garden and benefits include gas central heating and double glazing. This appealing property offers an excellent opportunity for tenants looking for a comfortable and well-located home, so be quick to book a viewing. Tax Band B, EPC C. ALLOCATED PARKING

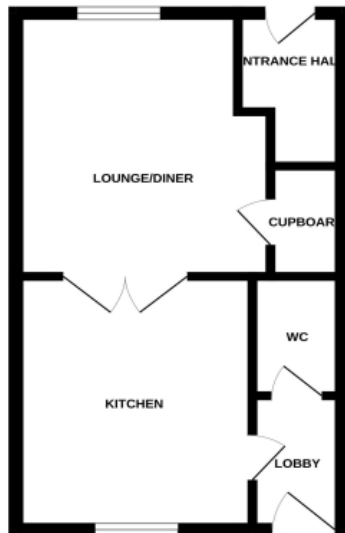




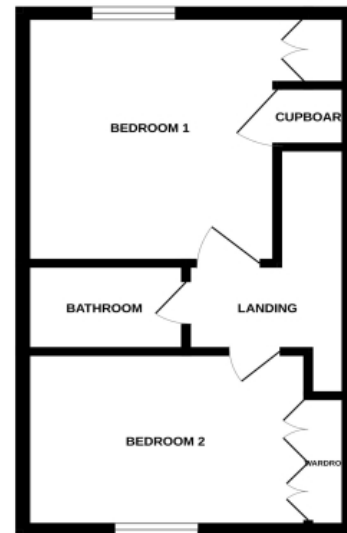
Available From: Now

34 Prince of Wales Road, Norwich, Norfolk NR1 1LG
01603 764444 | lettings@gilsonbailey.co.uk

GROUND FLOOR



1ST FLOOR



Bathroom (First Floor)

Modern suite in white comprising bath with shower over, WC and wash basin. Radiator.

Bedroom One (First Floor)

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

Master bedroom, front aspect window overlooking the communal gardens, built in double wardrobe, additional single wardrobe, TV / BT points, radiator.

Bedroom Two (First Floor)

3.50m (11'6") x 2.50m (8'3")

Bedroom Two

First Floor Landing (First Floor)

Doors to Bedroom one, two and bathroom. Airing cupboard

Accommodation Comprises

Door to

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 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

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

Garden

Fully enclosed private courtyard rear garden, hard landscaped for easy maintenance.

Parking

One allocated private parking space provided.

All measurements are approximate.

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Downstairs Cloakroom (Ground Floor)

Suite in white comprising WC and wash basin. Radiator.

Entrance Hall (Ground Floor)

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

Kitchen (Ground Floor)

3.40m (11'2") x 2.80m (9'3")

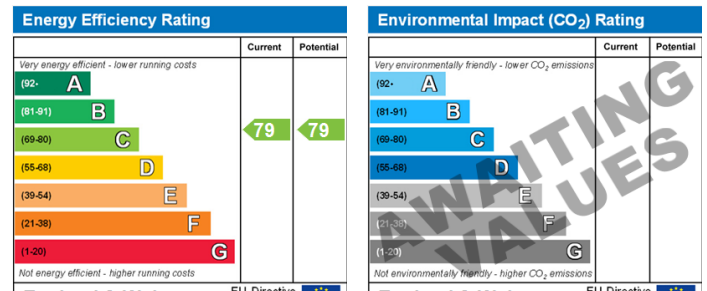
Modern kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, dishwasher, fridge freezer and washing machine. Inset spot lights, door to rear lobby.

Living Room (Ground Floor)

1.80m (5'11") x 3.10m (10'3")

Living room with glazed patio doors Built in storage cupboard, TV / BT points, radiator, glazed double doors to kitchen.

Energy ratings



Directions: Head east on Prince of Wales Rd towards St Vedast St, Continue on A147 to Sussex St, Continue on Sussex St to your destination