



**76 Gertrude Road | | Norwich | NR3 4SF**

**£170,000**

**\*\*CASH BUYERS ONLY NR3 TERRACE IN NEED OF RENOVATION\*\*** Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich. Accommodation comprising lounge, dining room, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a small low maintenance front garden and a large bisected rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property is perfect for anyone looking for a project so be quick to book a viewing to appreciate the potential on offer.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and not responsibility to any one person. Information is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not guaranteed and are given as to their condition or fitness only for green. Made with Veripage 10/2024

### Location

Gertrude Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

### Tenure

Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.

### Accommodation Comprises

Front door to:

**Lounge 11'4" x 10'11"**

**Dining Room 11'3" x 10'11"**

**Kitchen 8'1" x 6'1"**

**Bathroom 7'1" x 5'4"**

#### First Floor Landing

Doors to two bedrooms.

**Bedroom One 11'4" x 10'11"**

**Bedroom Two 11'4" x 10'11"**

**Bedroom Three 8'1" x 6'1"**

#### Outside Front

Small garden with steps up to front door.

#### Outside Rear


Large bisected lawned garden.

#### Local Authority

Norwich City Council, Tax Band A.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band A

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
01603764444