

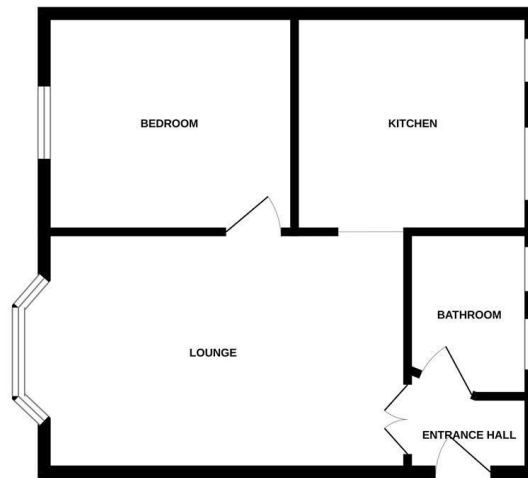
185 Gertrude Road | | Norwich | NR3 4SE

**Guide Price £130,000**

**\*\* GUIDE PRICE £130,000 - £140,000 \*\* STUNNING GROUND FLOOR FLAT WITH A GARDEN AND OFF ROAD PARKING\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, GROUND FLOOR FLAT situated in the highly sought after NR3 area of Norwich. Accommodation comprising secure intercom entry, entrance hall, lounge, kitchen, bedroom and bathroom. Outside there is OFF ROAD PARKING to the front and to the rear there is a LAWNED GARDEN. The flat benefits from double glazing, gas heating, A LONG LEASE and is in excellent condition throughout. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, locations, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and facilities shown here are not intended to be guaranteed as to their availability or effectiveness on the given date with Metropac (2020).

**Location**

Gertrude Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

**Accommodation Comprises**

Secure intercom entry with front door to:

**Entrance Hall**

Door to lounge and bathroom.

**Lounge 17'8" x 10'11"**

Double glazed window, radiator.

**Kitchen 10'8" x 9'10"**

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two double glazed window, radiator.

**Bedroom 11'5" x 9'11"**

Double glazed window, radiator.

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

Panelled bath with shower over, low level WC, hand wash basin, two frosted double glazed windows, radiator.

**Outside**

Off road parking to the front and a well maintained, lawned rear garden.

**Local Authority**

Norwich City Council, Tax Band A.


**Tenure**

Leasehold – Term 999 years from 1 January 2012. Please note service/maintenance charges and ground rent is not payable. For further information, please contact the office.

**Utilities**

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | <b>72</b>                  | <b>76</b>   |
| (55-68) <b>D</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<br>2002/91/EC |  |

**Local Authority**

Norwich City Council, Tax Band A

**Tenure**

Leasehold

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.

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 01603764444