



28 Gertrude Road | | Norwich | NR3 4SQ

Guide Price £200,000

****NR3 TERRACE WITH A LARGER THAN AVERAGE REAR GARDEN**** Gilson Bailey are delighted to offer this WELL PRESENTED, 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 low maintenance front garden, on street parking and a LARGE, BISECTED REAR GARDEN IDEAL FOR ENTERTAINING. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The architect, surveyor and valuer have not been involved in the preparation of this plan and are not responsible for its accuracy. It is the responsibility of the purchaser to verify the accuracy of the information contained herein.

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.

Accommodation Comprises

Front door to:

Lounge 11'7" x 10'11"

Double glazed window, radiator.

Dining Room 11'3" x 10'11"

Double glazed window, radiator, storage cupboard.

Kitchen 10'1" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bathroom

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'6" x 11'0"

Double glazed window, radiator.

Bedroom Two 10'11" x 11'4"

Double glazed window, radiator.

Bedroom Three 6'4" x 9'9"

Double glazed window, radiator.

Outside Front

A patioed front garden enclosed by low level brick walling.

Outside Rear

Timber garden shed, mature shrubs and plants, lawn, shingled area to the rear, all enclosed by timber panelled fencing with timber gate giving access to passageway.

Local Authority

Norwich City Council, Tax Band A.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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