

abbotFox



Gertrude Road, Norwich  
*Guide Price £260,000*

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL\_\_\_\_\_

abbotFox presents this high quality renovation, of this mid terraced home. Set within the highly desirable NR3 postcode, this home allows easy access to a wealth of local amenities, including shops, pubs, schools cafes and restaurants, whilst remaining within easy reach of Norwich City Centre.

The property itself offers a high quality finish throughout, complete with underfloor heating to the ground floor and a top specification sprinkler system. The accommodation is arranged over three floors, with a spacious lounge Diner, extended kitchen and utility cloakroom to the ground floor. The first floor offers two bedrooms and a stylish family bathroom off landing, with the top floor offering a further double bedroom. Externally, the landscaped rear garden affords a high degree of privacy with Mousehold Heath to the rear, a patio seating area and lawn. The property further benefits from a brick-built outbuilding that could be utilised as a workshop or work from home space. Offered to the market with no onward chain, an internal viewing comes highly recommended.

Guide price £260,000 - £270,000

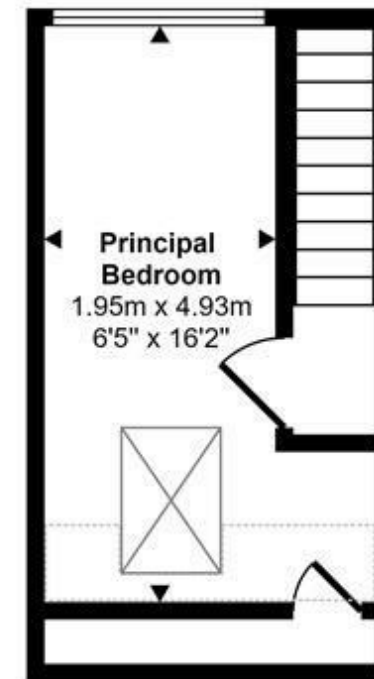
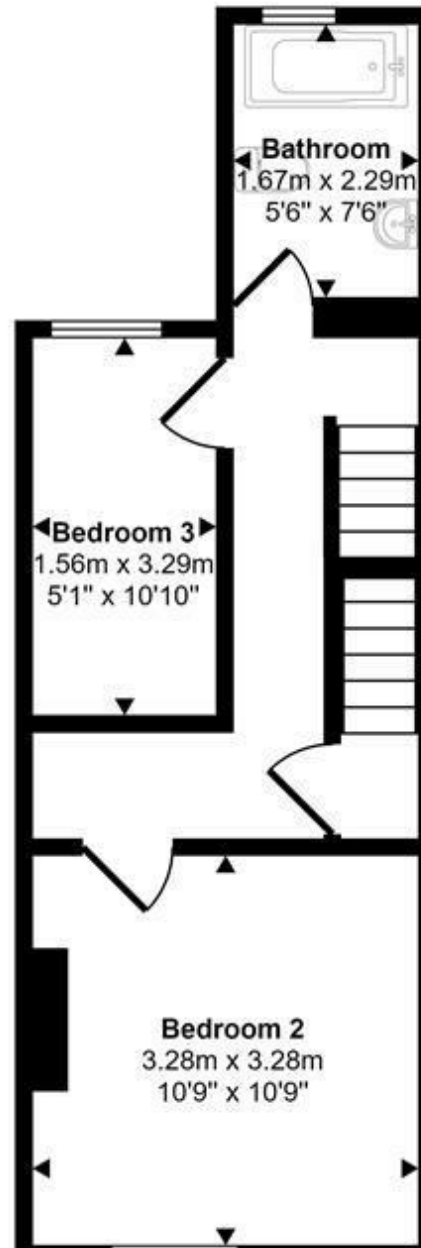
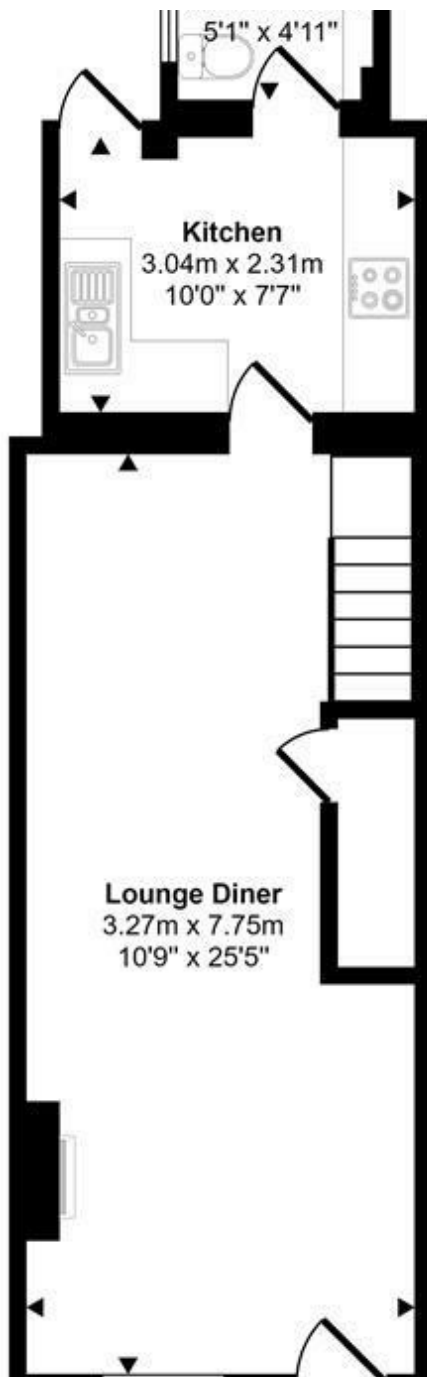






## THE HIGHLIGHTS\_\_\_\_

- No onward chain
- Three storey, three bedroom house
- Backing onto Mousehold Heath
- High quality renovation
- Outbuilding to the rear
- Popular location
- Ideal first time buy
- Guild price £260,000 - £270,000



**Second Floor**  
Approx 15 sq m / 163 sq ft

**EPC RATING - C**

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.