

126 GERTRUDE ROAD

NORWICH | NORFOLK | NR3 4SF

£270,000

SUMMARY This charming mid-terraced home blends vintage character with modern touches, offering timber floors, decorative fireplaces and stylish décor throughout. Enjoy 2 generous bedrooms; main with an en-suite, 2 reception rooms with feature fireplaces and a sleek galley kitchen. Outside, a split-level garden with decking is perfect for entertaining, while Mousehold Heath just behind adds a rural feel—all within easy reach of schools, shops, and the city centre.

KEY FEATURES

Well-presented 2/3 bedroom mid-terraced property boasting period features such as timber flooring

Mix of vintage and modern decor enhances character

2 first floor double bedrooms; with an en-suite bathroom off the main bedroom

Galley-style kitchen featuring integrated oven and hob, plus adjacent WC and garden access

2 reception rooms with decorative fireplaces

Ground floor WC and first floor bathroom with updated 3-piece suite and heated towel rail

Permit free on-street parking

Split-level garden with patios and raised decking - the ideal place to entertain

Backing onto Mousehold Heath, ideal for local walks

Conveniently located for amenities, schools, city centre and road links

HAMMOND
STRATFORD



Approx Gross Internal Area
80 sq m / 861 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE To the front of the property is a low maintenance garden laid to paving with a path and step up to the entrance. A shared access covered passageway to the right of the neighbouring properties provides right of way access through the neighbour's gardens to access the properties' enclosed garden. The split-level bi-sected garden space boasts a raised decking area, wooden shed and a patio, offering a perfect canvas to craft your own tranquil outdoor sanctuary.

DIRECTIONS Leaving Anglia Square on Edward Street turn left onto Magdalen Street, bear left at the fork to continue on Magdalen Road. Continue onto Sprowston Road, following the road round then turn right onto Gertrude Road. The property can be found on the left-hand side just after the turning onto Garrett Court. What 3 words ///cross.hoping.rocket

LOCAL AUTHORITY Norwich

COUNCIL TAX BAND A

ENERGY EFFICIENCY RATING Current TBC Potential TBC

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While we have made diligent efforts to ensure the accuracy of the information relating to each property at the point of listing, you are advised to consult the official local council website for details on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant aspects. These details are for guidance purposes only and we do not seek advice from the seller's legal representative in their preparation. We also strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. The photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

