



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

**Guide Price £160,000**

**\*\* GUIDE PRICE £160,000 TO £170,000 \*\* NR3 TERRACE IN NEED OF MODERNISATION\*\*** 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 an enclosed, bisected rear garden. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and is in need of updating throughout. The property would make an excellent project or first time purchase so be quick to book a viewing.





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 no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with Metreps 12/25

### 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 11'1" x 10'9"

Double glazed window, radiator.

#### Dining Room 11'3" x 10'9"

Double glazed window, radiator, storage cupboard.

#### Kitchen 8'0" x 6'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, door to side.

#### Bathroom 6'11" x 4'0"

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

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'1" x 10'9"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'4" x 10'9"

Double glazed window, radiator.

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

Double glazed window, radiator.

### Outside Front

Low maintenance garden with steps to front door.

### Outside Rear

Bisected garden enclosed by timber fencing.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</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.

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