



Gertrude Road, Norwich, NR3 4RN

welcome to

Gertrude Road, Norwich

A spacious one bedroom flat situated on Gertrude Road in the ever-popular NR3 area of Norwich, offering well-proportioned accommodation throughout and excellent access to local amenities, transport links and the city centre.



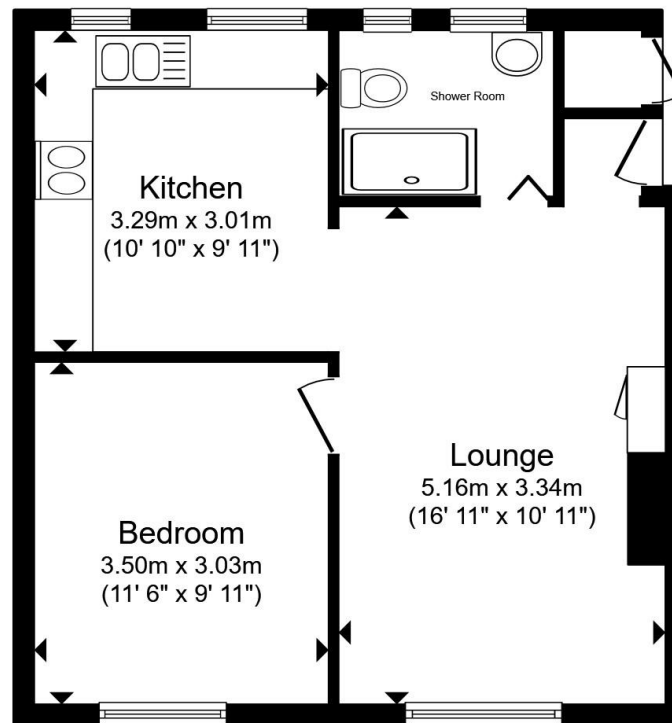
Description

Located within the sought-after NR3 district of Norwich, this spacious one bedroom flat presents an excellent opportunity for first-time buyers, investors or those seeking convenient city living. The property offers a practical and well-balanced layout, including a generous lounge providing ample space for both living and dining furniture. The separate fitted kitchen offers good storage and workspace, while the double bedroom is well-proportioned and filled with natural light. A bathroom and entrance hall complete the accommodation.

Situated close to a wide range of local amenities, schools, parks and regular transport links, the property is also within easy reach of Norwich city centre, providing an excellent choice of shopping, dining and leisure facilities. Combining comfortable accommodation with a highly convenient location, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 44.0 m² (474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
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welcome to

Gertrude Road, Norwich

- Spacious One Bedroom Flat
- Popular NR3 Location Close to Norwich City Centre
- NO ONWARD CHAIN
- Modern Kitchen and Bathroom
- Generous Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144952 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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