



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

**Price £250,000**

**\*\*A MUST SEE RENOVATED NR3 TERRACE\*\*** Gilson Bailey are delighted to offer this beautifully renovated three-bedroom mid-terrace home, perfectly positioned in the ever-popular NR3 area of Norwich. Stylishly modernised throughout to a high standard, the property boasts a bright open-plan lounge/diner, a sleek contemporary kitchen and bathroom, and three well-proportioned bedrooms arranged over the first floor. Outside, there is a low-maintenance front garden and a generous non bisected rear garden, ideal for relaxing or entertaining and the benefit of being at the end. Further benefits include double glazing and gas central heating. An ideal opportunity for first-time buyers or investors alike, this superb home must be viewed to be fully appreciated.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given. Made with HARPIS 12/2021

## 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/Diner 25'10" x 11'1"

Double glazed window with shutter blinds, two radiators, cast iron fireplace, door to rear, stairs to first floor.

### Kitchen 8'5" x 6'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine and dishwasher, double glazed window.

### Bathroom 5'7" x 5'1"

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

## First Floor Landing

Doors to two bedrooms.

### Bedroom One 11'2" x 11'1"

Double glazed window with shutter blinds, radiator, storage cupboard.

### Bedroom Two 11'3" x 7'8"

Double glazed window with shutter blinds, radiator, storage cupboard.

### Bedroom Three 8'0" x 6'2"

Double glazed window with shutter blinds, radiator.

## Outside Front

Shingled garden with steps to front door.

## Outside Rear

Large bisected lawned garden, patio seating area, timber shed, enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</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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