



**27 Bertie Road | | Norwich | NR3 2HA**

**Guide Price £240,000**

**\*\* GUIDE PRICE £240,000 - £250,000 - MUST VIEW RENOVATED NR3 TERRACE WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this stunningly renovated two-bedroom mid-terrace home, perfectly positioned in the highly sought-after NR3 area of Norwich, offering beautifully presented accommodation that flows effortlessly from a welcoming lounge through to a dining room, stylish kitchen and modern shower room on the ground floor, while upstairs boasts two well-proportioned bedrooms off the landing, including a superb bedroom with its own contemporary bathroom; externally the property enjoys a low-maintenance front garden and a generous, well-kept bisected rear garden, with further benefits including double glazing, gas central heating, no onward chain and immaculate condition throughout, making this an ideal first-time purchase or an excellent buy-to-let investment – early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, wall thickness, rooms 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 fixtures, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Metaplan 12/2020.

### Location

Bertie Road is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and is within walking distance of the City Centre. There is ease of access to the Norwich train station, Norwich Ring Road and the NDR.

### Accommodation Comprises

Front door to:

#### Lounge 10'7" x 10'7"

Double glazed window, radiator.

#### Dining Room 10'7" x 10'7"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

#### Kitchen 8'2 x 5'10

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

#### Shower Room 5'4 x 4'11

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 10'7" x 10'7"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 10'7" x 10'7"

Double glazed window, radiator.

#### Bathroom 6'1 x 5'1

Rolltop bath, low level WC, hand wash basin, radiator, double glazed window.

#### Outside Front

Low maintenance garden enclosed by brick walling with path to front door.

### Outside Rear

Bisected lawned garden, patio seating area, mature plants and shrubs, shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band B.

### Tenure

Freehold

### Utilities


Fibre to the property.  
Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 B

### 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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