



28 Gertrude Road | | Norwich | NR3 4SQ

Guide Price £180,000

****GUIDE PRICE £180,000 - £190,000 NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three bedroom mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich and offered with the significant advantage of no onward chain. Offering well-proportioned accommodation with plenty of potential, the ground floor comprises a comfortable lounge, separate dining room, fitted kitchen and bathroom. Upstairs, there are two good-sized bedrooms off landing, with bedroom three accessed via bedroom two. Outside, the property features a low-maintenance front garden with on-street parking, while to the rear is a large, bisected garden, providing an excellent amount of outdoor space for entertaining, gardening or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining generous accommodation, fantastic outside space and a desirable NR3 setting, this chain-free home would make an excellent first-time purchase or buy-to-let investment, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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 11'7" x 10'11"

Double glazed window, radiator.

Dining Room 11'3" x 10'11"

Double glazed window, radiator, storage cupboard.

Kitchen 10'1" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bathroom

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'6" x 11'0"

Double glazed window, radiator.

Bedroom Two 10'11" x 11'4"

Double glazed window, radiator.

Bedroom Three 6'4" x 9'9"

Double glazed window, radiator.

Outside Front

A patioed front garden enclosed by low level brick walling.

Outside Rear

Timber garden shed, mature shrubs and plants, lawn, shingled area to the rear, all enclosed by timber panelled fencing with timber gate giving access to passageway.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains 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) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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