



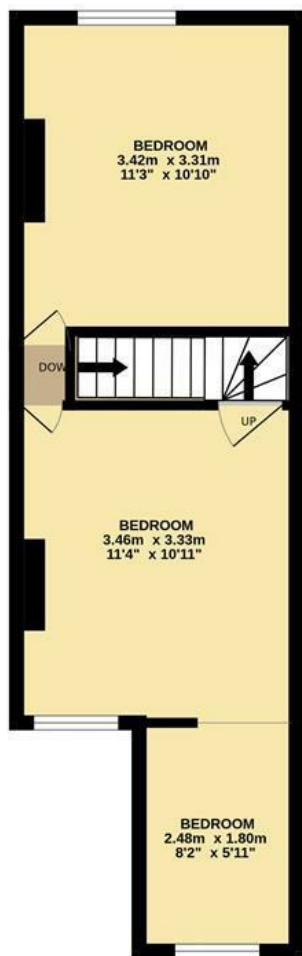
Gertrude Road | Norwich | NR3  
 Guide Price £240,000

abbotFox

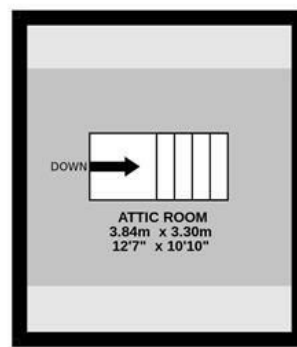
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this stylish, end terraced house, situated within the ever popular NR3 area of Norwich. Backing onto Mousehold Heath and with private gated access from the non-bisected rear garden, this home offers a peaceful setting, whilst being within easy reach of a wealth of local amenities, including, schools, shops, cafe's and pubs, and remains within walking distance of Norwich City Centre. The property itself has been thoughtfully improved by the current owners, to offer an ideal opportunity for any buyer looking to move straight in.

The accommodation comprises; sitting room, dining room, kitchen and bathroom to the ground floor. The first floor offers two generous double bedrooms and a "box-style" third bedroom, currently used as a dressing room. From the rear double bedroom the property offers a bespoke handmade stair case leading to a partially converted loft room, ideal for those looking for extra accommodation or easily accessible storage. Externally, the property offers a well thought out tiered rear garden, with an additional lean-to log store, and detached, elevated summer house. The property also benefits from Solar panels.

An ideal opportunity for any first time buyer, an internal viewing comes highly recommended.

Guide price £240,000 - £250,000

