

GERTRUDE ROAD
NORWICH NR3
GUIDE PRICE £145,000

Boasting a larger than average lounge, this porch entrance mid terrace house offers three well proportioned bedrooms off landing, dining room, fitted kitchen and well designed modern bathroom. An enclosed rear garden can also be found whilst offering a great location with easy access to the city.

The property is close to the popular walks on Mousehold Heath and is approximately 1 ½ miles to the city centre and train station. The area is served by a range of local amenities, shops, schools and traditional public houses.

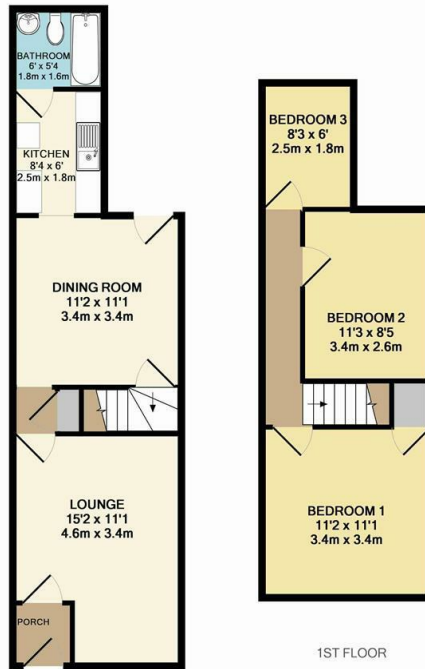
Guide £145,000-£150,000

Bedrooms 3

Receptions 2

Bathrooms 1





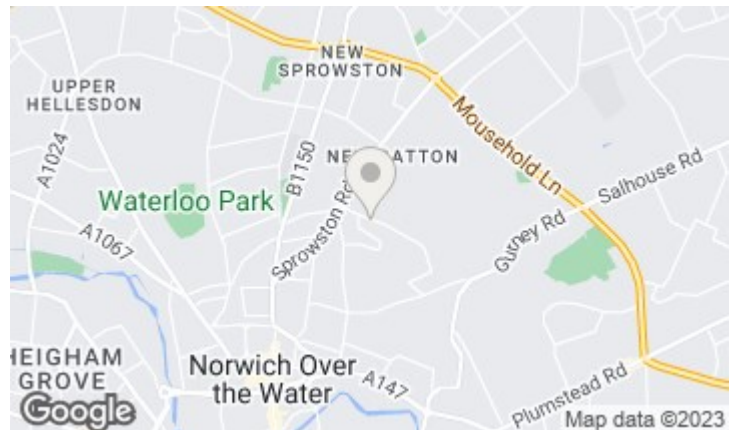
GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	70
EU Directive 2002/91/EC			



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