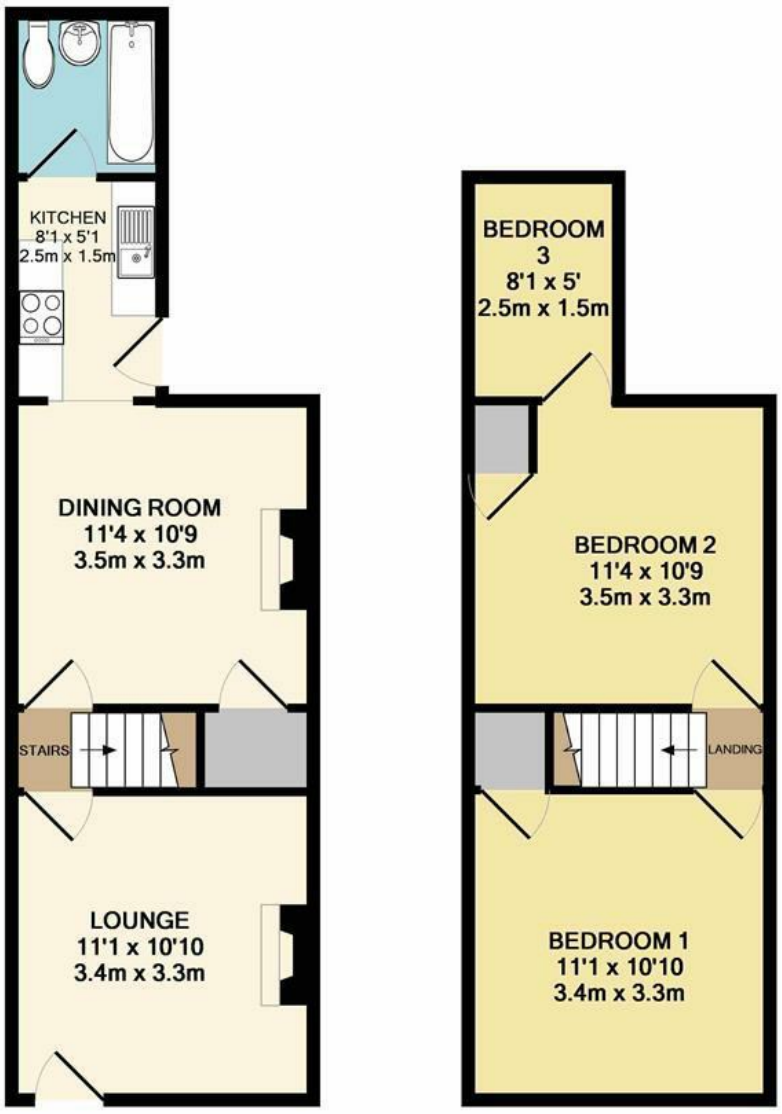

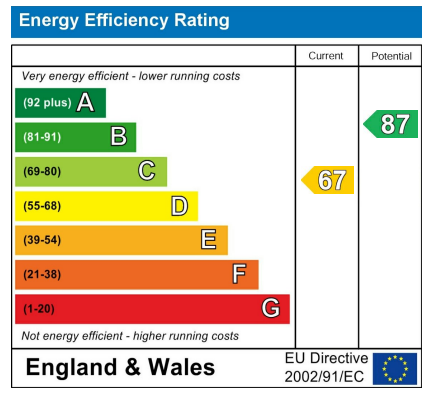

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of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

GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

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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abbotFox

Gertrude Road| Norwich| NR3

Guide Price £205,000

abbotFox presents this three bedroom mid terraced home situated in the popular North City area of Norwich within walking distance of the city centre makes an ideal investment or first time buy. Accommodation includes lounge, dining room, fitted kitchen and family bathroom. To the first floor there are two double bedrooms with a third bedroom off the second. To the outside there is a large bisected rear garden with a decked area backing onto woodland. Offered to the market with no onward chain, an internal viewing comes highly recommended.

The NR3 area of Norwich is served by a range of local amenities and regular bus services into the city centre. Norwich train station is approximately a mile away with daily services to Cambridge and London and Mousehold Heath is close by which is popular with walkers and runners alike.

Guide Price £205,000 - £215,000