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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

**Energy Efficiency Rating**



Gertrude Road | Norwich | NR3  
 Guide Price £190,000



**\*Investors Only\*** abbotFox presents this exceptional end terrace house boasting three bedrooms, modern four piece bathroom, kitchen and spacious garden room/ dining room. The property also benefits from a well-presented rear enclosed garden and off-road parking. Offered to the market as an investment opportunity, an internal viewing comes highly recommend.

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 - £190,000 - £200,000

