



Gertrude Road | Norwich | NR3
 Guide Price £270,000

abbotFox

Approx Gross Internal Area
 82 sq m / 880 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | 79 | |
| (69-80) C | | | |
| (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 high quality renovation, of this mid terraced home. Set within the highly desirable NR3 postcode, this home allows easy access to a wealth of local amenities, including shops, pubs, schools cafes and restaurants, whilst remaining within easy reach of Norwich City Centre.

The property itself offers a high quality finish throughout, complete with underfloor heating to the ground floor and a top specification sprinkler system. The accommodation is arranged over three floors, with a spacious lounge Diner, extended kitchen and utility cloakroom to the ground floor. The first floor offers two bedrooms and a stylish family bathroom off landing, with the top floor offering a further double bedroom. Externally, the landscaped rear garden affords a high degree of privacy with Mousehold Heath to the rear, a patio seating area and lawn. The property further benefits from a brick-built outbuilding that could be utilised as a workshop or work from home space. Offered to the market with no onward chain, an internal viewing comes highly recommended.

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