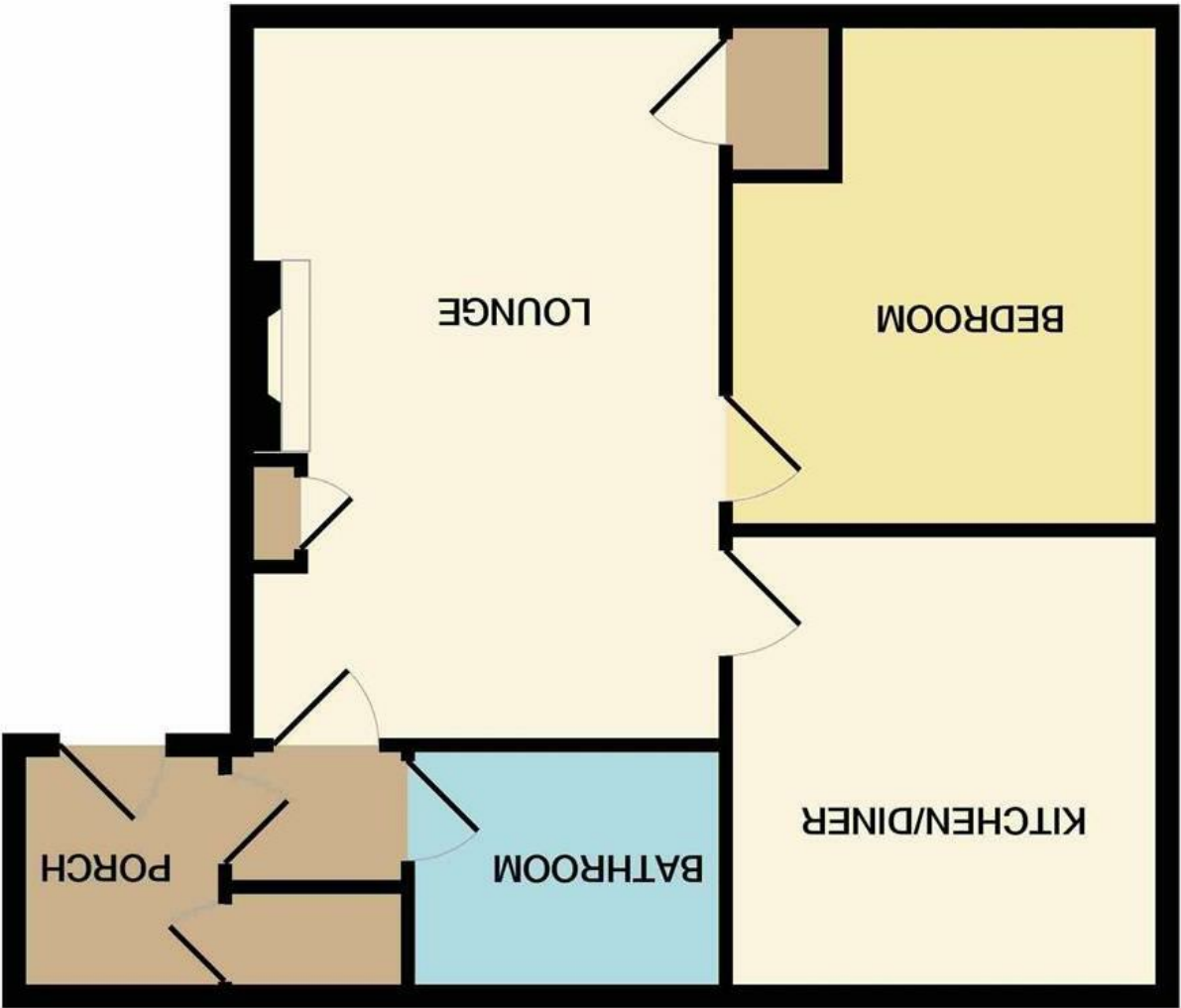


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 48.8 SQ.M. (526 SQ.FT.)



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.

| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
| Potential                                   | Current |
| EU Directive 2002/91/EC                     |         |
| England & Wales                             |         |
| Very energy efficient - lower running costs |         |
| A (92 plus)                                 |         |
| B (81-91)                                   |         |
| C (69-80)                                   |         |
| D (55-68)                                   |         |
| E (39-54)                                   |         |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Not energy efficient - higher running costs |         |
| 46                                          | 63      |



Gertrude Road | Norwich | NR3  
Guide Price £110,000





abbotFox presents a first floor ex local authority flat, within walking distance of the city centre in the popular NR3 of Norwich. The property features a secure entry system, entrance hall, lounge dining room, fitted kitchen and three piece family bathroom. To the rear the property benefits from a private enclosed garden with on street parking to the front.

The highly sought after NR3 area of Norwich sits just north of the City Centre, providing a range of amenities such as; shops, public houses, Waterloo Park, restaurants, and the Anglia Square shopping centre, which has recently been approved for renovation. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital, Attleborough and many more making this location highly convenient for travelling in and around Norwich and the county of Norfolk.

Guide price £110,000 - £120,000

