

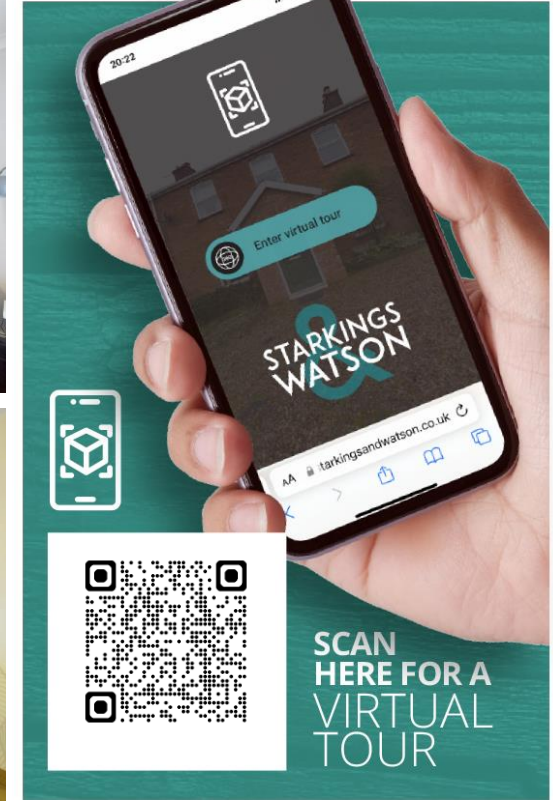
GERTRUDE ROAD

Norwich NR3 4SG

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



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STARKINGS
&
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- Mid-Terrace Home
- Two Reception Rooms
- Ground Floor Bathroom & En-Suite Shower Room
- Kitchen with Integrated Appliances
- Utility Space with Plumbing
- Two Double Bedrooms
- Larger than Average Rear Garden
- Perfect First Time Buy or Investment

IN SUMMARY

This well presented MID-TERRACE home is pleasantly situated just a short walk from all local amenities, travel routes and Norwich city centre. Offered with a LARGER THAN AVERAGE bi-sected rear garden, this home is generously sized inside and out, with the internal living space reaching just over 706 Sq. Ft (stms). Inside, the VERSATILE LIVING SPACE includes SEPARATE SITTING and DINING ROOMS leading to the kitchen with INTEGRATED APPLIANCES, utility room with plumbing and ground floor FAMILY BATHROOM. The first floor gives way to TWO DOUBLE BEDROOMS with the second benefiting from a SPACIOUS EN-SUITE SHOWER ROOM making this the ideal family home, addition to an existing portfolio or FIRST TIME PURCHASE.

SETTING THE SCENE

The property is set back from the main street with a low level brick wall to the front giving way to a low maintenance concrete slab frontage leading to the front door.

THE GRAND TOUR

Stepping inside you will find the wood effect flooring lining the downstairs accommodation where you are first met with the sitting room, a large conventional shaped room with a large uPVC double glazed window to the front and new, tall gas radiator. This will lead you past the stairs into the dining room with a chimney breast, under the stair storage and space for a formal dining table. This will lead you down into the kitchen with a range of wall and base mounted storage units set around complimentary rolled edge work surfaces which give way to an integrated four ring gas hob and integrated ovens. Backing onto this is a handy utility space with electricity and additional storage plus plumbing for a washing machine. At the very rear of the property is the family bathroom, a dual aspect three piece suite with wall mounted towel rail and vanity storage. The split landing on the first floor gives access to both bedrooms with the first to your right being a great sized double room with large uPVC double glazed window to the front and additional space for soft furnishings whilst the second bedroom comes towards the rear of the property overlooking the rear garden, a very similar size to the first bedroom. At the very rear of the property is the well-proportioned en-suite shower room, formally the third bedroom, with wood effect flooring, corner shower cubicle, additional storage cupboard and a wall mounted heated towel rail.



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THE GREAT OUTDOORS

Externally the property offers a wonderful rear garden ideal for a family to enjoy with a raised concrete patio area to the very rear of the property then giving way to the artificially lawned rear garden lined by timber fencing.

OUT & ABOUT

Within 15 minute walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes and a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctors surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

Postcode : NR3 4SG

What3Words : ///track.boots.wakes

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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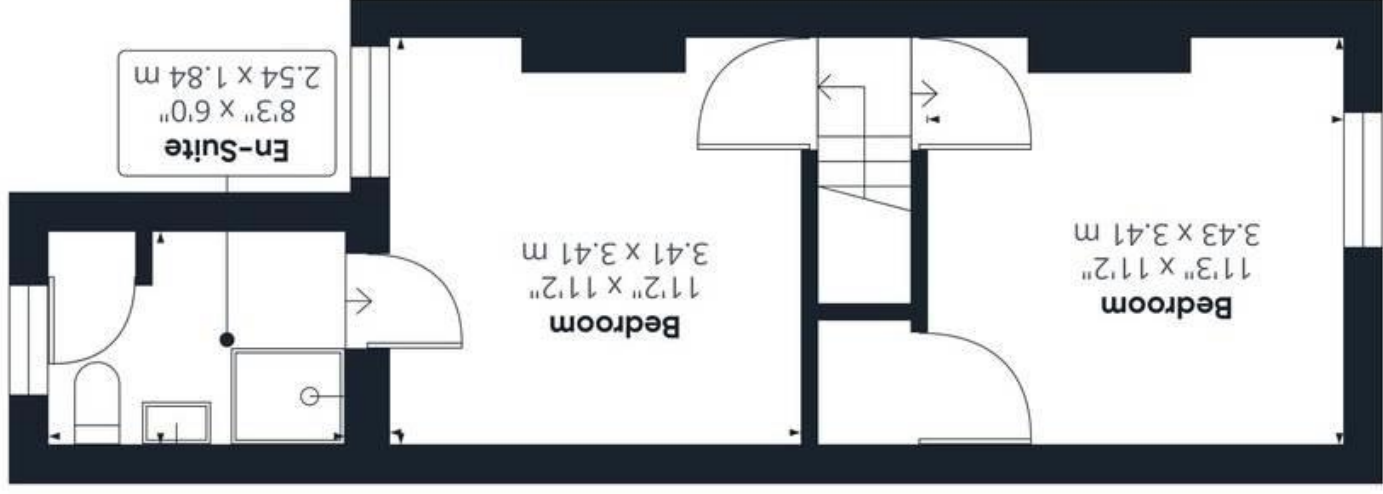
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 706.18 ft²
 65.61 m²



Floor 1



Ground Floor

