



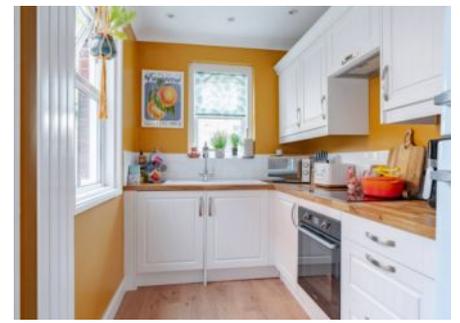
## 16 Gertrude Road, Norwich

Offers over £240,000 Freehold

Located within a welcoming and established community, this well-presented 2-bedroom terraced house presents the perfect opportunity for first-time buyers or investors looking for a charming property to call home. Being sold chain-free, this residence boasts a newly refurbished interior with the exciting potential to extend (subject to planning permission) to suit your individual needs and desires. This property offers a harmonious blend of comfort and practicality, making it a truly desirable and versatile abode for discerning buyers seeking a delightful family home or a lucrative investment opportunity.

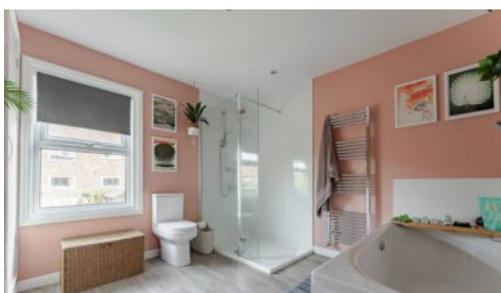
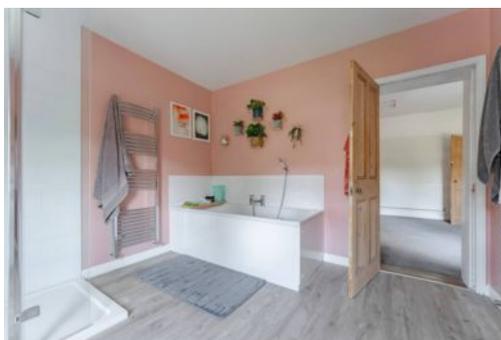
## Location

Situated in the heart of Norwich's vibrant NR3 district, Gertrude Road enjoys a prime location known for its strong sense of community and easy access to city life. Just a short walk from the city centre, this sought-after area offers a fantastic mix of independent cafés, pubs, shops, and green spaces, including the popular Waterloo Park and Mousehold Heath. Excellent public transport links and proximity to local schools, supermarkets, and medical facilities add to the convenience, making it ideal for professionals, families, and investors alike. With its blend of urban energy and local charm, NR3 continues to be one of Norwich's most desirable postcodes.



## Gertrude Road

Upon entering this inviting abode, one is immediately captivated by the warm embrace of two versatile reception rooms exuding character and charm. The ground floor features sanded floorboards that enhance the aesthetic appeal of this well-presented residence.



The newly installed kitchen, bathroom, and boiler cater to modern comforts, facilitating a lifestyle of convenience and ease.

Ascending to the upper level, two generously proportioned bedrooms offer a retreat of comfort and tranquillity, while the partially boarded loft provides additional storage space. The family bathroom is well-appointed with a three-piece suite, catering to the needs of residents and guests alike.

Externally, the property presents an attractive facade with on-street, non-permit parking available, along with an enclosed front garden that offers privacy and a small patio area for leisurely outdoor relaxation. The rear garden, which has been meticulously maintained, showcases a delightful expanse of lawn bordered by mature plants and shrubs, creating a serene oasis for relaxation and al-fresco dining. A wooden shed provides ample space for storage of tools and equipment.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

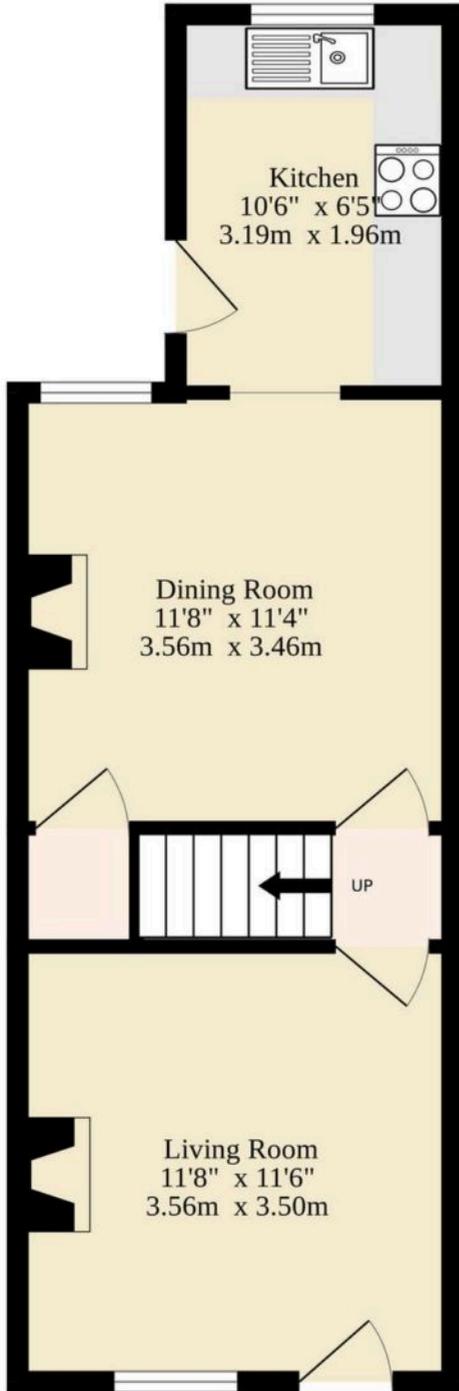
Tenure: Freehold

EPC Energy Efficiency Rating: D

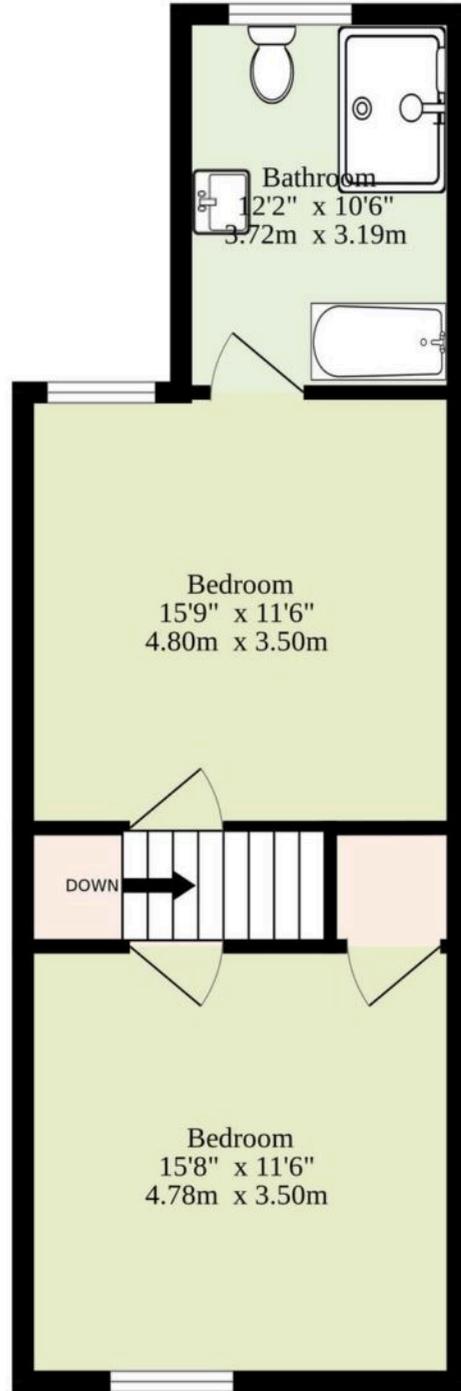
EPC Environmental Impact Rating: D



Ground Floor  
352 sq.ft. (32.7 sq.m.) approx.



1st Floor  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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