



property ladder  
SOLD

66 Gertrude Road, Norwich

Norwich



Guide Price **£220,000**  
Minors & Brady

# 66 Gertrude Road

Norwich, Norwich

Guide Price £220,000-£230,000. A larger than usual, over the passage Victorian terrace house in NR3 with charming features, offered with no onward chain and priced to sell!

- Guide Price £220,000-£230,000
- Offered with no onward chain
- Classic Victorian terraced home located in the popular NR3 area
- Traditional layout with separate lounge and dining room
- Practical kitchen with adjoining lean to providing useful additional space
- Ground floor bathroom for everyday convenience
- Lawned rear garden offering manageable outdoor space
- Period character typical of Victorian properties
- Larger than usual home, ideal for first time buyers or investors





M&B

# 66 Gertrude Road

Norwich, Norwich

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



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Norwich, Norwich

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## Location

The property is located within the popular NR3 area of Norwich, well regarded for its proximity to the city centre and strong community feel. A range of local amenities including shops, supermarkets, cafés and schools are easily accessible, while riverside walks and green spaces are close by. Norwich city centre can be reached on foot, by cycle or via public transport, making NR3 a convenient choice for first time buyers, families and investors alike.

## Gertrude Road, Norwich

This three bedroom Victorian terrace offers a traditional layout with well defined living space and a manageable rear garden. The property is offered with no onward chain.

On the ground floor, the accommodation is arranged with a separate lounge and dining room, providing clearly defined spaces for everyday living. To the rear, the kitchen offers practical workspace and storage, with a downstairs bathroom located off the kitchen. A lean to extends from the rear of the property, providing useful additional space for storage or utility use and access to the garden.

Upstairs, the property features two main bedrooms, with a third bedroom accessed via the second. This arrangement is typical of Victorian homes and works well as a child's room, home office or dressing room.

Externally, the rear bisected garden is laid mainly to lawn, offering a pleasant and usable outdoor space that can be enjoyed with minimal upkeep.

With period character, a traditional layout and no onward



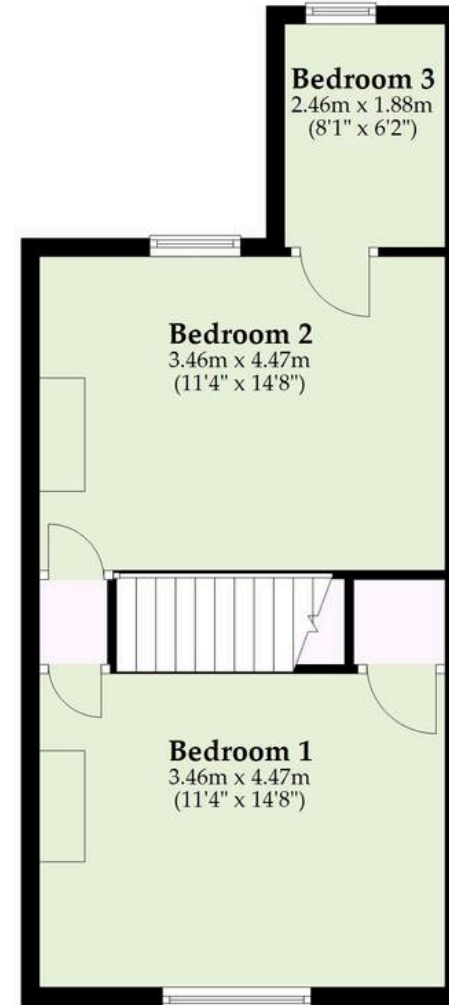
## Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 81.9 sq. metres (881.6 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



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Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

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