

# propertyladder



## Gertrude Road, Norwich, NR3

A Chain Free, North City Terrace Home With Two Bedrooms!

**GUIDE PRICE £210,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# CHAIN-FREE LIVING WITH GARDEN BLISS!

Offered chain free and presented in immaculate condition throughout, this attractive North City terrace home proves an ideal first home! The ground floor features a living room leading through to a separate dining room, as well as a larger than average galley style kitchen providing generous worktop space, alongside the convenience of a ground floor WC. Upstairs, the property comprises two well proportioned double bedrooms, while a former third bedroom has been thoughtfully converted into a spacious en-suite bathroom, which also houses the boiler.



*“ low maintenance outdoor space ideal for relaxing and entertaining ”*



## Overview

- Victorian Terrace House
- First Floor Bathroom & Ground Floor WC
- Leafy Backdrop Backing
- Mousehold Heath
- Smart Garden With Raised Patio Area To Rear
- Ideal North City First Home
- Larger Than Average Galley Kitchen
- Two Reception Rooms
- Immaculate Neutral Condition Throughout





## Location

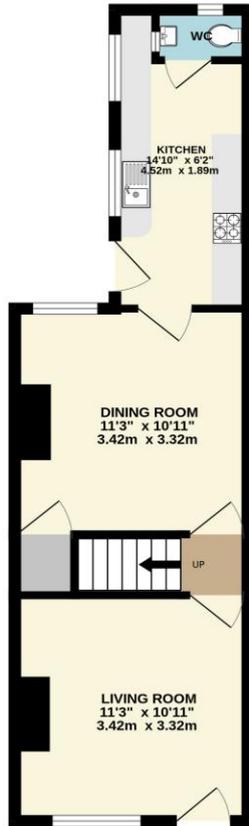
Gertrude Road is situated within the popular NR3 district, just to the north of Norwich city centre, an area well known for its vibrant community feel and convenient access to local amenities. The property is ideally positioned within walking distance of a variety of local cafés, pubs, shops and takeaways, particularly around nearby Silver Road and Magdalen Street, while larger supermarkets including Aldi and Tesco Express are also close by. Green spaces are plentiful, with Waterloo Park and Mousehold Heath both nearby, offering scenic walks and open parkland. Norwich city centre itself is approximately a mile away, providing easy access to a wide range of shopping, restaurants and transport links, including Norwich Train Station with direct services to London and beyond.



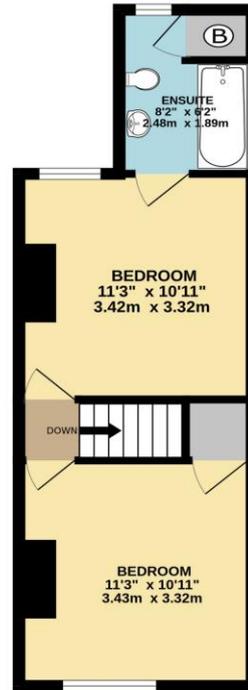
## Outside

The rear garden proves a stand out feature of the house, and has been thoughtfully arranged to provide a low maintenance outdoor space ideal for relaxing and entertaining. A paved patio area extends directly from the property, leading onto a section of artificial lawn and a pathway that continues towards the rear of the garden. At the back, a raised patio area creates a fantastic spot for seating, enjoying excellent sunshine throughout the day and making the most of the leafy green backdrop of mature trees and planting beyond, which provides a pleasant sense of privacy and greenery. The garden is fully enclosed with fencing and also benefits from useful outdoor storage.

GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: A**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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**GOLD WINNER**  
ESTATE AGENT IN NORWICH (NR10-16)

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