

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



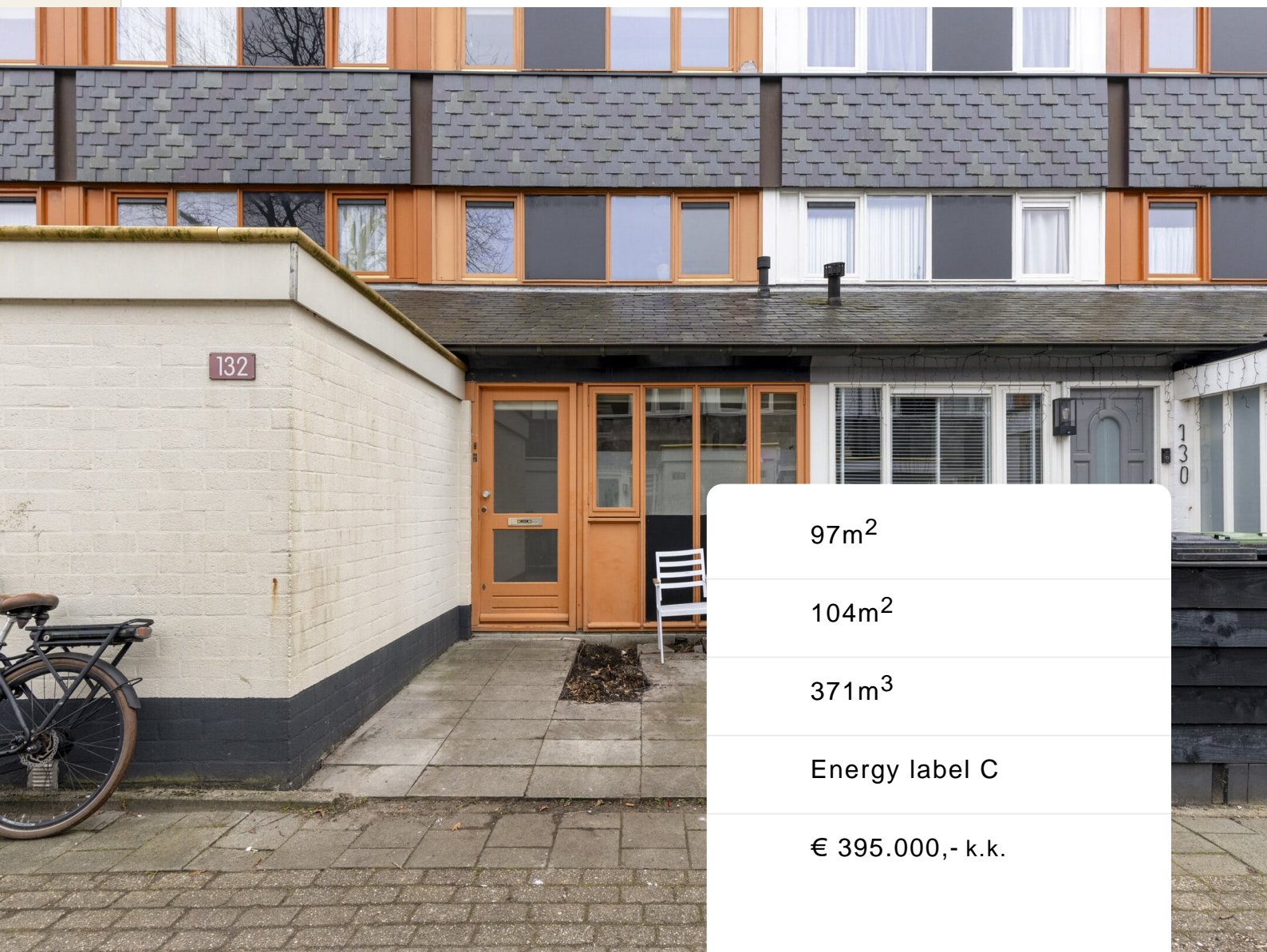
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Veenzoom 132 2804 CL Gouda





# Features



97m<sup>2</sup>

104m<sup>2</sup>

371m<sup>3</sup>

Energy label C

€ 395.000,- k.k.



Rotsvast Gouda

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# Features

## Transfer

Price: €395.000,-

Status: Available

Offered since: 03 February 2026

Acceptance: In consultation

## Build

Property type: Single-family house

Construction type: Residential house

Roof type: Gable roof

## Surface areas and volumes

Plot area: 104 m<sup>2</sup>

Volume: 371 m<sup>3</sup>

External storage: 8 m<sup>2</sup>

## Layout

Number of bedrooms: 5

Number of bathrooms: 1

Number of floors: 3 woonlagen

Energy label: C

Heating: Central heating boiler

Hot water: Central heating boiler

Cadastral municipality: Gouda

Ownership: Full ownership

Main garden: Back garden

Main garden area: 35m<sup>2</sup>

Main garden location: East

## Facilities

Parking facilities: Public parking

Garage types: No garage



# Description

Spacious Mid-Terrace Family Home with Front and Rear Garden in a Quiet Residential Area of Gouda

Located in a peaceful residential neighbourhood in Gouda, this four-room mid-terrace family home offers both a front and rear garden. The property is situated on Veenzoom, a quiet street with mainly local traffic. Both the front and back gardens provide pleasant outdoor space, and the rear garden features a spacious brick storage shed. The home is set in a child-friendly area with shops, schools, public transport and major access roads all within close proximity.

## Layout

### Ground floor:

Entrance hall with meter cupboard and separate toilet with washbasin. From the hallway, access is provided to the living room. The garden-facing living room enjoys plenty of natural light and offers direct access to the rear garden.

The kitchen is located at the front of the property and features a practical layout with upper and lower cabinets. It is equipped with built-in appliances including a refrigerator, freezer, oven, microwave, gas hob, extractor hood, dishwasher, and sink with mixer tap.

### First floor:

Landing with access to two bedrooms and the bathroom.

Both bedrooms are located at the rear of the property.

The bathroom is positioned at the front and is fitted with a separate bathtub, walk-in shower, toilet, and washbasin.

### Second floor:

Accessible via a fixed staircase, this floor consists of one large open space. The central heating boiler is located near the stairwell. This versatile area can be used as an additional bedroom, home office, or hobby room.

### Garden:

The property features both a front and rear garden. The rear garden includes a spacious brick storage shed and offers ample space to create a comfortable outdoor seating area.

Key features:

- Four-room mid-terrace family home in a quiet residential area
- Front and rear garden
- Energy label C
- Spacious brick storage shed in the rear garden
- Kitchen equipped with various built-in appliances
- Conveniently located near shops, schools, and main roads
- Property offers plenty of potential for modernisation to personal taste
- An age clause and non-owner-occupancy clause will be included in the purchase agreement

Disclaimer:

This information has been compiled by Rotsvast with due care. However, no liability is accepted for any inaccuracies, omissions, or the consequences thereof. All stated measurements and surfaces are indicative. NVM terms and conditions apply.

Measurement clause (NTA 2581:2011)

The property has been measured in accordance with the NTA 2581:2011 standard. This standard is intended to determine the usable floor area in a uniform manner. Despite careful measurement, discrepancies may occur due to interpretation differences, rounding, or limitations during the measurement process. No rights can be derived from the stated measurements or surface areas.



# Media





# Media





# Media





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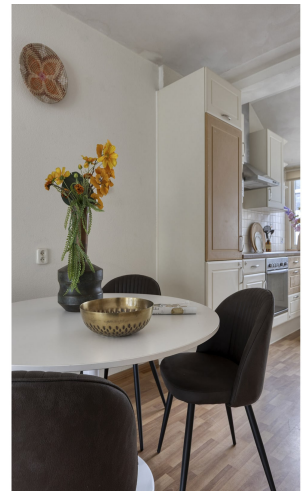


# Media





# Media



4.61 m

2.26 m

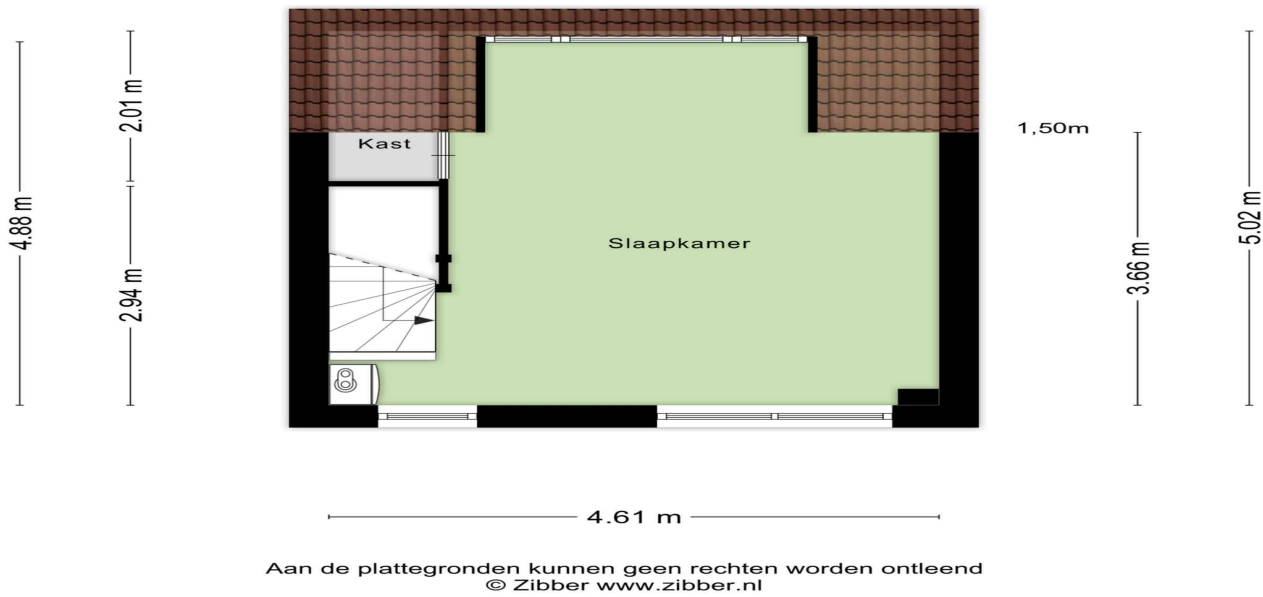
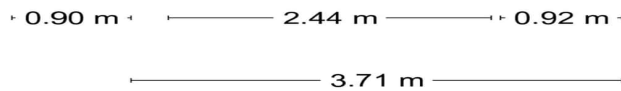
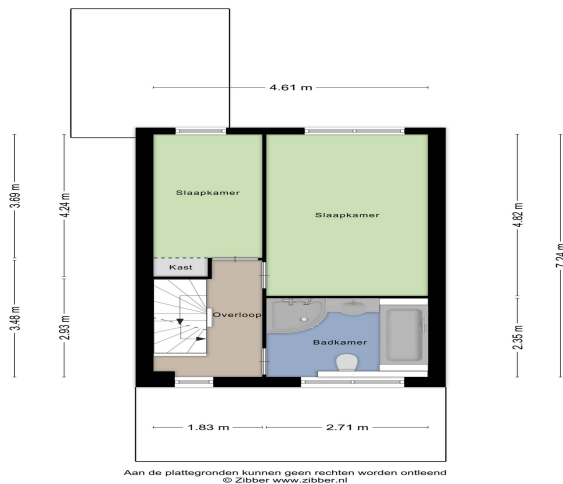
13.11 m  
7.16 m  
2.13 m  
6.46 m  
1.46 m  
0.60 m  
0.63 m



9.36 m  
3.01 m  
6.35 m

0.93 m 1.21 m 2.29 m

# Media







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