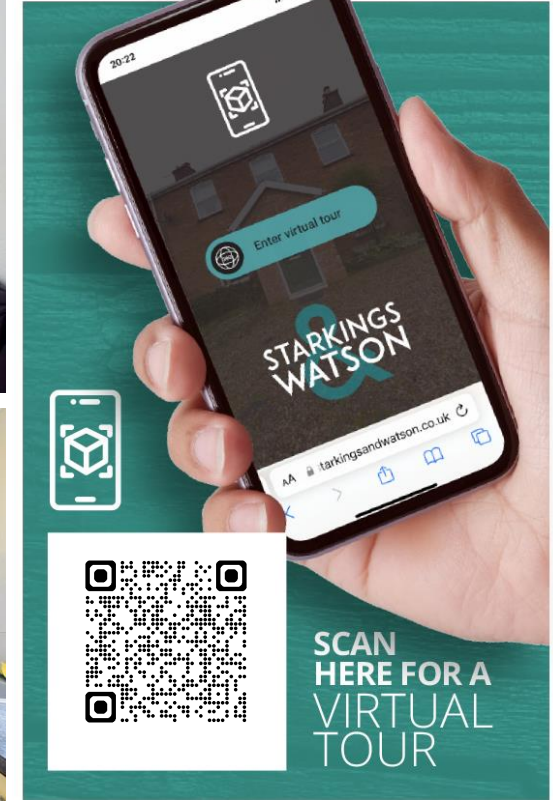


GLOUCESTER STREET Norwich NR2 2DX

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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- Popular NR2 & Golden Triangle Location
- Walking Distance to Amenities
- Flexible Layout
- Up to Three Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Up to Four Bedrooms
- Enclosed Non-Bisected Garden

IN SUMMARY

Located in the HEART of the GOLDEN TRIANGLE, this sizeable MID-TERRACE HOME offers a FLEXIBLE LAYOUT with UP TO FOUR BEDROOMS. With OPTIONAL FURNISHINGS, the property includes a NON-BISECTED GARDEN which is level and finished with PATIO and GRASS. The internal layout can lead from the REAR HALL, where the family bathroom with SHOWER leads off, along with the KITCHEN. Open plan is the DINING ROOM, with the two ORIGINAL MAIN RECEPTION ROOMS currently laid out to be include a GROUND FLOOR BEDROOM - this can of course be flexible. Upstairs, THREE BEDROOMS lead off the landing.

SETTING THE SCENE

Elevated from the road, a low level brick wall encloses the courtyard frontage, with steps to the main door. A shared side passageway leads to the gated rear garden.

THE GRAND TOUR

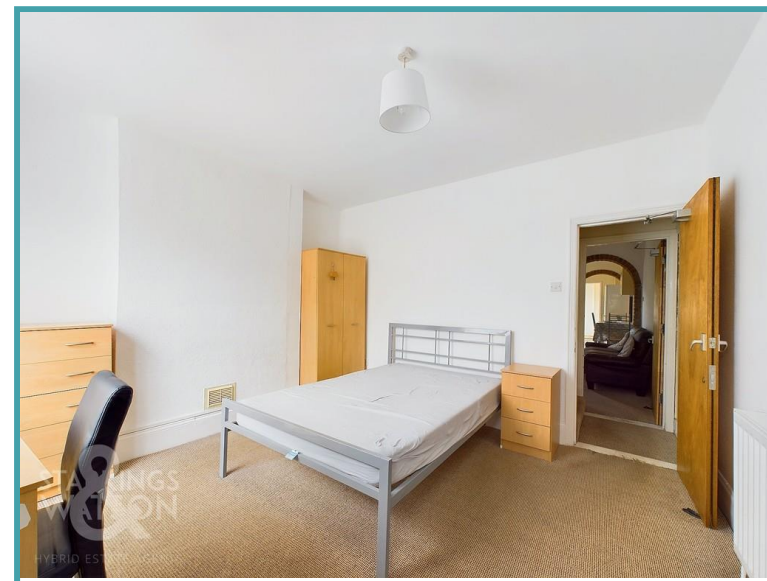
From the rear hall wood effect flooring can be found underfoot, with a useful storage cupboard opposite. To your left you will find the three piece family bathroom, with a shower over the bath and fully tiled walls. The kitchen is opposite, with a range of wall and base level units to both sides, tiled splash backs, sink unit and integrated oven and hob. Heading through, a dining area can be found, with further kitchen units and space for a dining or breakfast table, with a window to side and the wall mounted gas fired central heating boiler. The archway leads to the original reception room - currently used as a sitting room with a feature fireplace and storage under the stairs. Passing through the inner hall and stairs, the front reception room is currently laid out as a bedroom but would make a fantastic sitting room with the front door and window double glazed. Upstairs, three bedrooms lead off the landing, with one including a built-in cupboard.

THE GREAT OUTDOORS

Heading outside, the paved side pathway offers space for a bistro table, with a step to the raised lawn which is level and enclosed with timber panelled fencing. A gate leads to the side passage, whilst the timber shed offers storage.

OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college,



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train station and Riverside complex. A number of pubs, cafes, restaurants, and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR2 2DX

What3Words : ///hips.march.pouch

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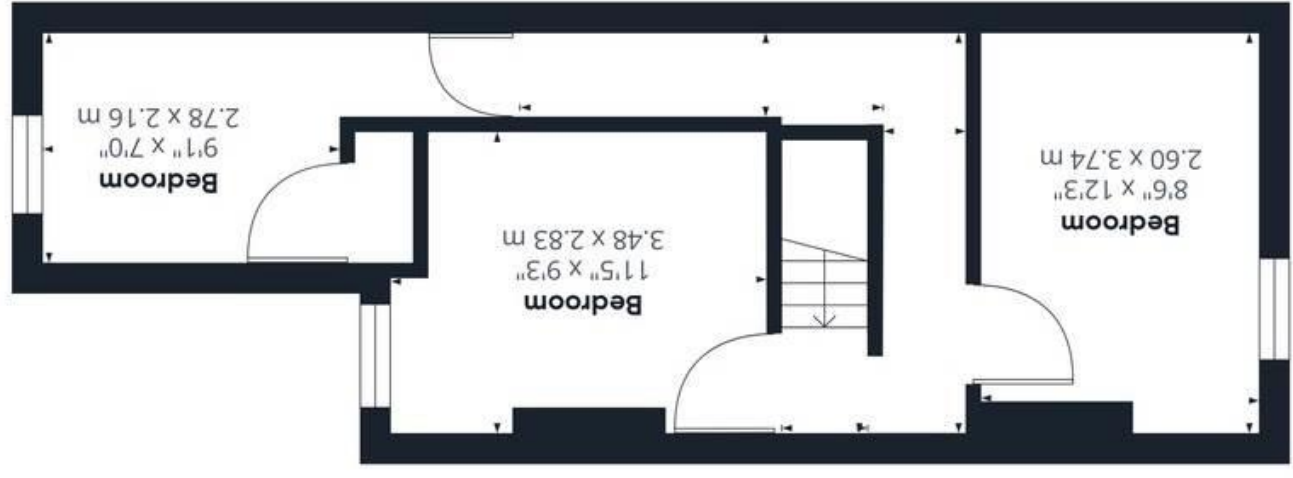
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m
 853.5 ft²
 79.29 m²



Floor 1



Ground Floor

