



**Gloucester Street, Norwich NR2 2DX**

william  
h brown

**welcome to**

**Gloucester Street, Norwich**

**\*\*BAY FRONTED TERRACED HOUSE IN PRIME GOLDEN TRIANGLE LOCATION\*\*\* FOR SALE VIA WILLIAM H BROWN AUCTIONS ON TUESDAY 3RD FEBRUARY 2026 AT 9.30AM IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS IN LONDON [www.barnardmarcusauctions.co.uk](http://www.barnardmarcusauctions.co.uk).**



### **Entrance Porch**

UPVC Double glazed doors providing access to the property and furthermore the lounge / dining room;

### **Lounge / Dining Room**

26' plus bay x 11' 8" max into alcove ( 7.92m plus bay x 3.56m max into alcove )

Lounge Area

Double glazed bay window to front aspect, single glazed door to front aspect, fanlight over, gas fired flame effect fire, radiator, open plan to;

Dining Area

Understairs cupboard housing electric meter, alcove storage cupboards, radiator, stairs to first floor landing, door to kitchen;

### **Kitchen**

9' x 6' 2" ( 2.74m x 1.88m )

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, ceramic hob, electric double oven, plumbing and space for washing machine, gas fired central heating boiler, door to rear lobby;

### **Rear Lobby**

2' 7" x 6' 3" ( 0.79m x 1.91m )

Door from kitchen, space for fridge / freezer, door to garden, door to wc.

### **Wc**

Window to side aspect, suite comprising low level wc, pedestal sink, water softener.

### **Landing**

Stairs leading from lounge / dining room to first floor landing, doors to both bedrooms;

### **Bedroom Two**

11' 5" x 11' 8" max into alcove ( 3.48m x 3.56m max into alcove )

Double glazed window to front aspect, over stairs cupboard with loft access, wall lights, picture rail.

### **Bedroom One**

11' 3" x 11' 8" max into alcove ( 3.43m x 3.56m max into alcove )

Double glazed window to rear aspect, fitted wardrobes and bedroom furniture, radiator, door to en suite bathroom;

### **En Suite Bathroom**

Double glazed window to rear aspect, suite comprising bath with mains fed shower over, low level wc, vanity sink unit, chrome heated towel rail, radiator.

### **External**

The property is approached via a gated pathway leading to the front door through a low maintenance garden. To the rear there is a generous sized garden laid to patio and shingle with brick built shed at the rear and access to the passageway.

### **Agents Note**

(Appliances are available to remain in the property at no extra cost)

### **Auction Notice**

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their

indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

### **Auction Notice Cont.**

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



***view this property online*** [williamhbrown.co.uk/Property/UNR106681](http://williamhbrown.co.uk/Property/UNR106681)



welcome to

## Gloucester Street, Norwich

- FOR SALE VIA AUCTION - TUESDAY 3RD FEBRUARY 2026
- BAY FRONTED TERRACED HOME
- POPULAR STREET WITHIN THE GOLDEN TRIANGLE WITH CLOSE PROXIMITY TO LOCAL FACILITIES AND AMENITIES
- OPEN PLAN LOUNGE / DINING ROOM PROVIDING A DOUBLE ASPECT ROOM
- PART DOUBLE GLAZED / GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

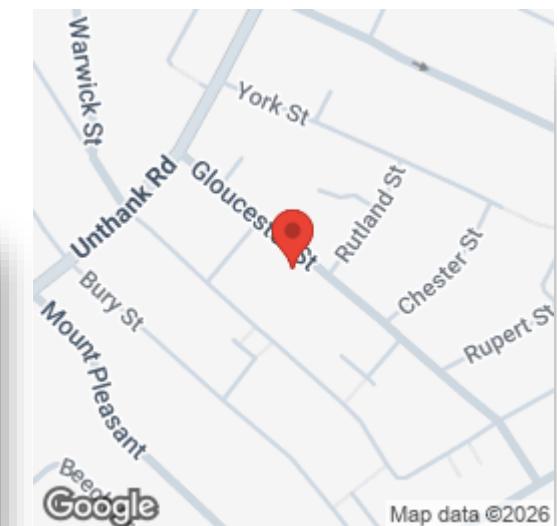
**£170,000**



view this property online [williamhbrown.co.uk/Property/UNR106681](http://williamhbrown.co.uk/Property/UNR106681)

### directions to this property:

Proceed out of Norwich via the Unthank Road taking a left hand turn into Gloucester street where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
UNR106681 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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