

Gloucester Street
Norwich, NR2 2DX

Guide Price £260,000 - £270,000

claxtonbird
residential

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*** Guide Price £260,000 - £270,000 *** ClaxtonBird are delighted to offer this larger-than-average, three-bedroom off landing Victorian terrace house, occupying a sought-after position within Norwich's ever-popular Golden Triangle. Ideally located for enjoying all that this vibrant area has to offer, the property is just a stone's throw from the excellent parade of independent shops, cafés and amenities along Unthank Road, whilst the city centre is also within easy reach. The accommodation offers two separate reception rooms, with the rear reception room opening through to the kitchen/breakfast room, creating a sociable and practical living space. A ground-floor bathroom completes the ground floor accommodation. The first floor provides three well-proportioned bedrooms, all conveniently accessed from the landing. Outside, the property benefits from a non-bisected rear garden. The property would benefit from cosmetic updating throughout. Offered for sale with NO ONWARD CHAIN.



Sitting Room 12'4" max x 11'4" (3.76 max x 3.46)
Entrance door with fanlight above, upvc double glazed sash look window to front aspect and radiator.

Dining Room 12'4" max x 11'5" (3.76 max x 3.48)
Upvc double glazed sash look window to rear aspect, tiled fireplace, understairs storage cupboard and radiator. Opens to:

Breakfast Room 9'0" x 7'0" (2.76 x 2.14)
Upvc double glazed sash look window to front aspect, wall-mounted central heating boiler, plumbing for washing machine, space for fridge freezer, wood-effect floor and radiator. Opening to:

Kitchen 6'11" x 6'0" (2.13 x 1.85)
Fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer, built-in oven with hob, tiled splashbacks, wood-effect floor and upvc double glazed window to side aspect.



Rear Lobby
Built-in storage cupboard, wood-effect floor and upvc double glazed door leading out to the garden.

Bathroom
Three-piece suite comprising panelled bath, low-level WC, wash hand basin, tiled walls, wood-effect floor, radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'5" max x 9'3" max (3.48 max x 2.83 max)
Upvc double glazed sash look window to rear aspect and radiator.

Bedroom 7'1" x 12'3" max (2.16 x 3.75 max)
Upvc double glazed sash look window to front aspect and radiator.

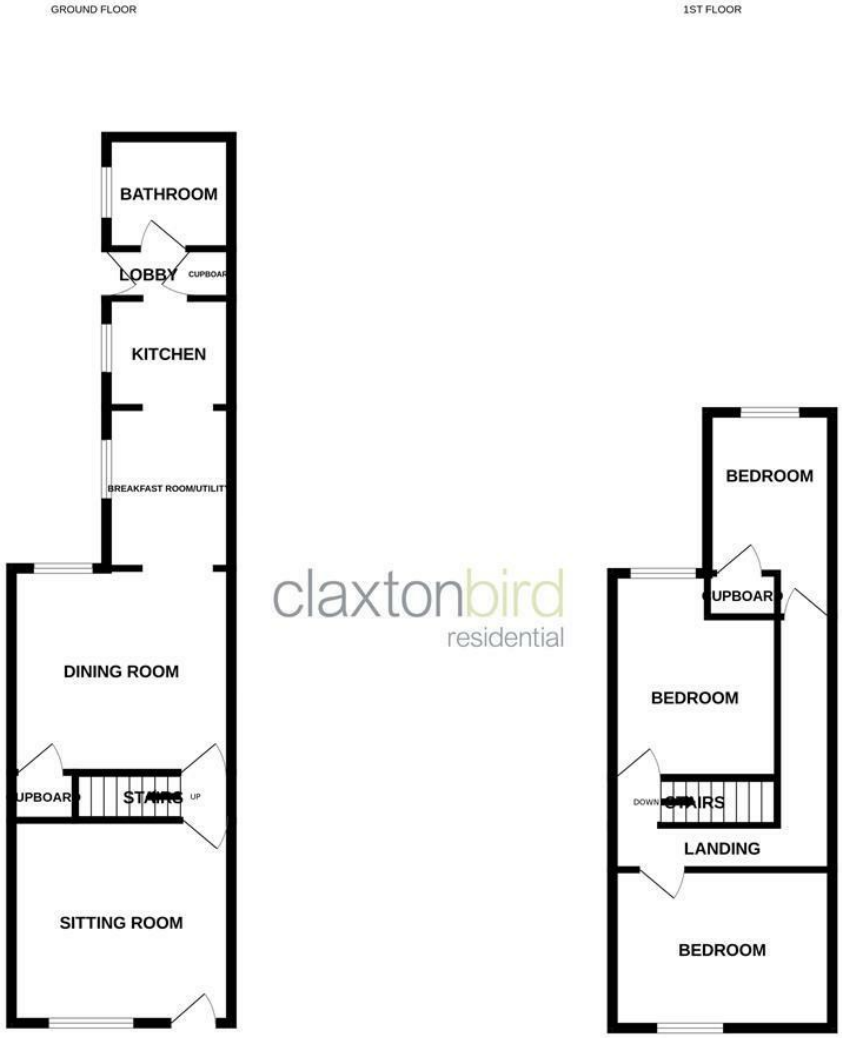
Bedroom 9'2" x 7'0" (2.80 x 2.15)
Upvc double glazed sash look window to rear aspect, fitted cupboard and radiator.



Front Garden
Laid to hardstanding with pathway and steps leading to the entrance door.

Rear Garden
Non-bisected rear garden laid predominantly to lawn with gated access to passag.

Agents Note
Council Tax Band B



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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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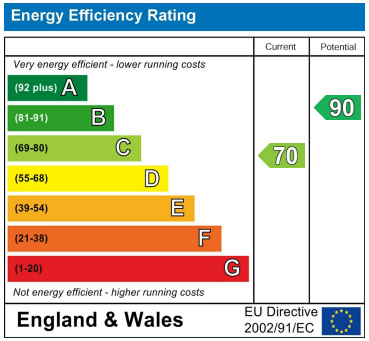

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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