



Gladstone Street, Norwich NR2 3BH

welcome to

Gladstone Street, Norwich

Located in the Golden Triangle of Norwich, this attractive end terraced, hall entrance home offers well balanced accommodation presented to a quality standard throughout. Benefiting from private rear garden with outbuilding which offers potential for home working. Viewings are highly recommended.



Entrance Hall

Door to front aspect with fanlight over, wood floor, radiator, doors to lounge and dining room, stairs to first floor landing.

Lounge

13' 9" max into alcove x 11' 4" (4.19m max into alcove x 3.45m)

Sash window to front aspect, wood floor, cast iron open fireplace with tiled hearth and wooden surround, picture rail, cornice, fitted alcove cupboard and shelving, radiator.

Dining Room

10' 1" x 12' max into alcove (3.07m x 3.66m max into alcove)

Sash window to rear aspect, wood floor, tiled hearth, picture rail, under stairs cupboard providing storage housing consumer unit and electric meter, door to kitchen.

Kitchen

11' x 7' 5" (3.35m x 2.26m)

Double glazed windows to side and rear aspects, fitted kitchen comprising a range of wall and base units, block wood work surfaces over, inset one and a half bowl ceramic sink and drainer with mixer tap, 5 ring gas hob, electric oven, stainless steel chimney style cooker hood over, space for fridge / freezer, plumbing and space for washing machine, wall mounted gas fired central heating boiler, tiled floor, double glazed door to side aspect leading to garden.

Landing

Staircase leading from entrance hall to first floor landing, loft access, storage cupboard, doors to bedrooms and bathroom.

Bedroom One

15' x 13' 9" max into alcove (4.57m x 4.19m max into alcove)

Sash windows to front aspect, cast iron fireplace with wooden surround, wood floor, radiator.

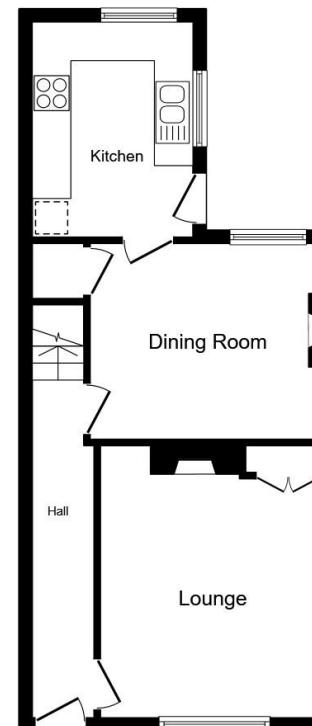
Bedroom Two

10' 1" x 9' 4" max into alcove (3.07m x 2.84m max into alcove)

Sash window to rear aspect, radiator.

Bathroom

Window to rear aspect, modern suite comprising bath with mixer tap and mains fed shower over, wash hand basin, low level wc, part tiled walls, chrome heated towel rail.



Ground Floor

External

The property is approached via a gated pathway leading to the front door through a low maintenance garden with shrubs and planting. To the rear of the property there is a cottage style walled garden which is laid to lawn offering a meandering pathway leading to the outbuilding which would make an ideal home office / studio.



First Floor

Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Gladstone Street, Norwich

- END TERRACED HOME
- PRIVATE REAR GARDEN WITH OUTBUILDING WHICH WOULD MAKE AN IDEAL HOME OFFICE / STUDIO
- TWO COMFORTABLE RECEPTION ROOMS
- ORIGINAL FEATURES
- TWO DOUBLE BEDROOMS AND BATHROOM LOCATED OFF THE LANDING

Tenure: Freehold EPC Rating: E

Council Tax Band: C

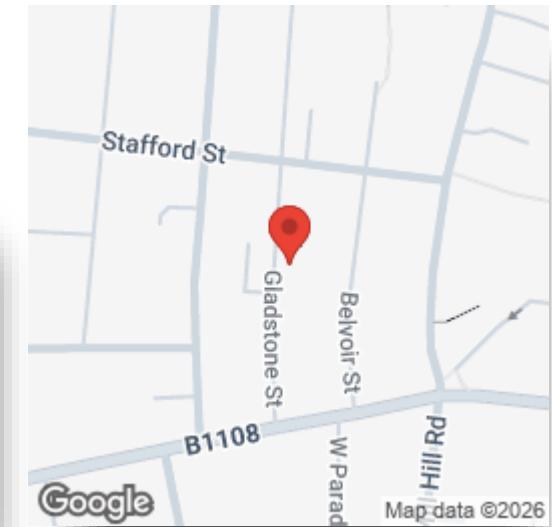
£340,000



view this property online williamhbrown.co.uk/Property/UNR106839

directions to this property:

Proceed out of Norwich via the Earlham Road taking a right hand turn into Gladstone street where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106839 - 0002

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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