



Gladstone Street
Norwich, Norfolk NR2 3BJ
Guide Price £220,000 - £230,000

claxtonbird
residential

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*** Launch Day - Saturday 10th October - Strictly By Appointment Only *** Guide Price £220,000 - £230,000 *** Nestled in the highly desirable Golden Triangle area of Norwich, this charming two-bedroom Victorian terrace house presents an excellent opportunity for those seeking an urban lifestyle within a residential location. The well-maintained interior is offered in good order throughout, featuring a welcoming open-plan living space, seamlessly combining both the sitting room and dining room. The remaining accommodation includes a well-equipped kitchen with built-in appliances, two first floor bedroom and a bathroom suite which are all off the landing. Additional benefits include gas central heating and upvc double glazing, ensuring energy efficiency all year round. One of the standout features of this property is the larger than average non-bisected garden, offering a private outdoor space to enjoy during the warmer months. Offered for sale with no onward chain.

Open Plan Reception Room 21'4" x 11'7" max (6.52 x 3.54 max)

Glazed entrance door, upvc double glazed sash look windows to front and rear aspect, stairs to first floor, two understairs storage cupboards, wood-effect floor and two radiators.

Kitchen 10'11" x 5'9" (3.35 x 1.77)

Fitted kitchen comprising wall and base units with wood effect work surfaces, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor, built-in fridge freezer, plumbing for washing machine, tiled splashbacks, upvc double glazed sash look window and upvc double glazed window leading out in to the garden.

First Floor Landing

Storage cupboard.

Bedroom 11'3" max x 10'11" (3.45 max x 3.35)

Upvc double glazed sash look window to front aspect, stripped wooden floor and radiator.

Bedroom 10'0" x 6'0" (3.06 x 1.84)

Upvc double glazed sash look window to rear aspect and radiator.

Bathroom

Suite comprising bath with electric shower over, wash hand basin, low level WC, wall mounted central heating boiler, tiled walls, radiator and double glazed window to rear aspect.

Front Garden

Traditional walled garden with pathway leading to the entrance door.

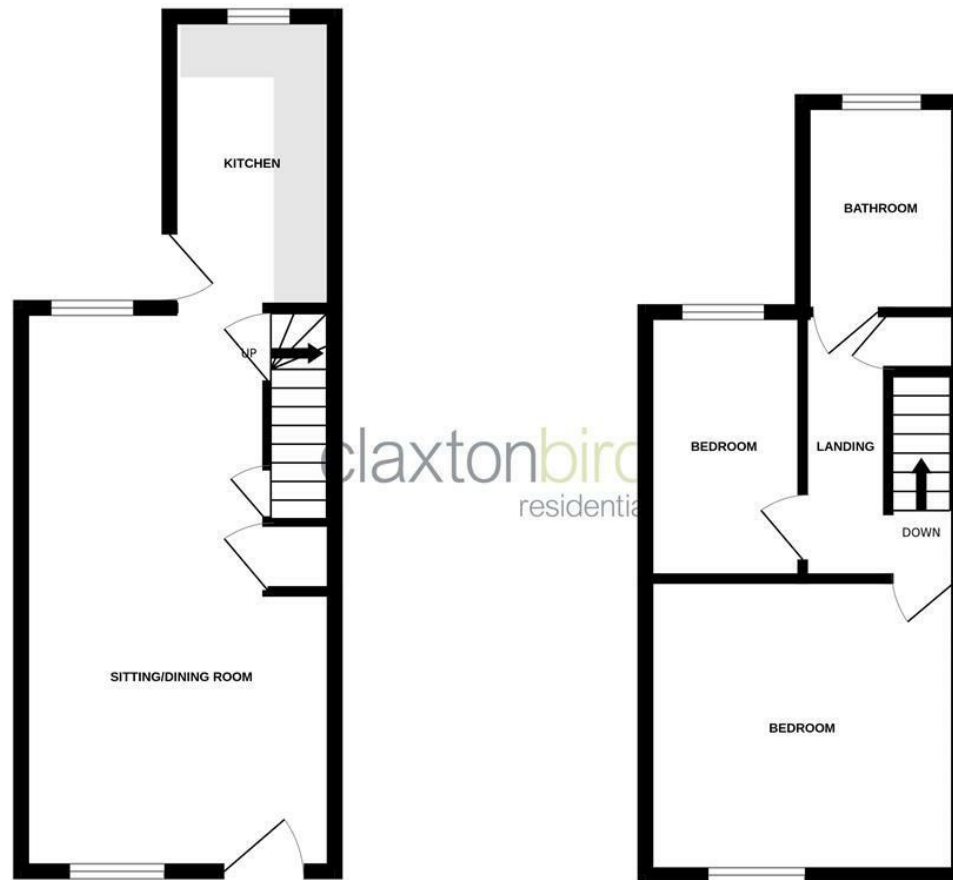
Rear Garden

Larger than average non-bisected rear garden laid predominately to lawn with shrub borders and timber store shed.

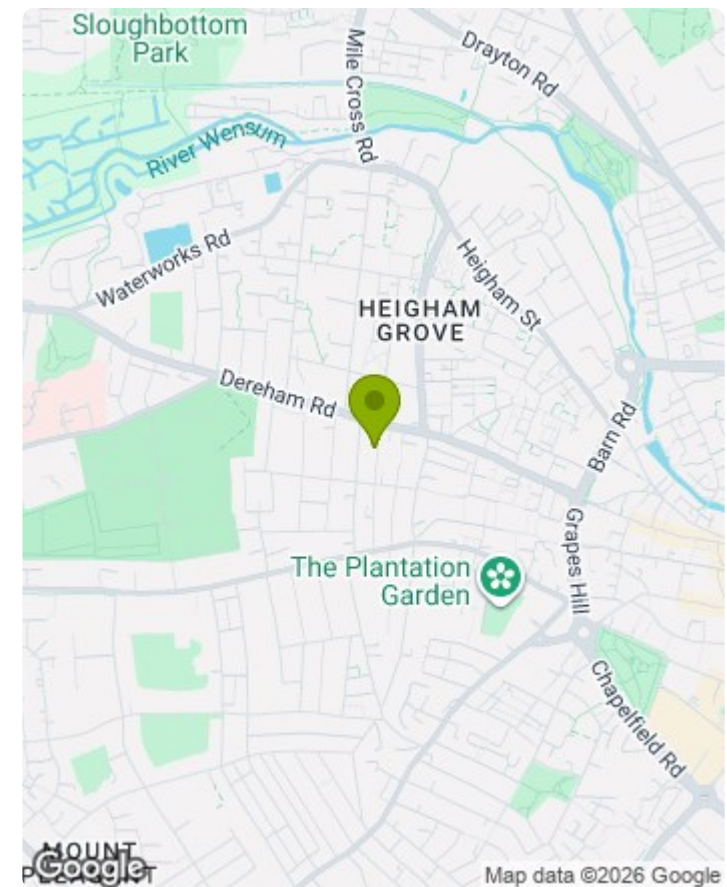
Agents Note

Council Tax Band B





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- 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.
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