



Gladstone Street
Norwich, Norfolk NR2 3BJ
Offers In Excess of £230,000

claxtonbird
residential

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ClaxtonBird are pleased to present this beautifully maintained two-bedroom Victorian terrace, ideally situated in the sought-after Golden Triangle area of Norwich. With the benefits of gas central heating and upvc double glazing throughout, this property promises both comfort and efficiency. The thoughtfully designed accommodation features a charming sitting room, an inviting kitchen/breakfast room, a convenient lobby, and ground-floor bathroom. Upstairs, you'll find two generous bedrooms off landing. Complementing the internal accommodation is the larger than average rear garden, ideal for outdoor relaxation and entertaining. Nearby, there are a range of local amenities and excellent transport links to the City Centre.

Sitting Room 11'9 max x 10'9 (3.58m max x 3.28m)

Entrance door, upvc double glazed sash look window to front aspect, shelving to recess, wood effect flooring, and radiator.

Kitchen / Breakfast Room 11'9 max x 8'9 (3.58m max x 2.67m)

Fitted kitchen comprising wall and base units with worktop over, stainless steel sink and drainer, built in oven with hob and extractor, space for fridge/freezer, plumbing for dishwasher, tiled splashbacks, stairs to first floor, space for table and chairs and upvc double glazed window to rear aspect.

Lobby

Storage cupboard with plumbing for washing machine and upvc double glazed door to rear garden.

Bathroom

Three piece white suite comprising bath with shower over and shower screen, wash hand basin, low-level WC, tiled walls, tiled floor, spotlights, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'9 x 10'9 (3.58m x 3.28m)

Upvc double glazed sash look window to front aspect, spotlights and radiator.

Bedroom 9'1 x 9'0 (2.77m x 2.74m)

Upvc double glazed sash look window to rear aspect, storage cupboard housing the gas central heating boiler, and radiator.

Front Garden

Walled garden mainly laid to shingle with pathway leading to entrance door.

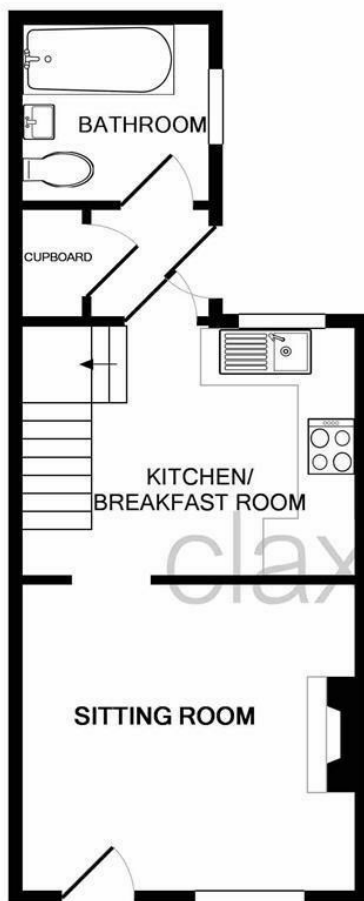
Rear Garden

Larger than average bisected garden enclosed by fencing and laid predominantly to lawn with shrub borders, timber shed and access gate to passageway.

Agents Note

Council Tax Band B



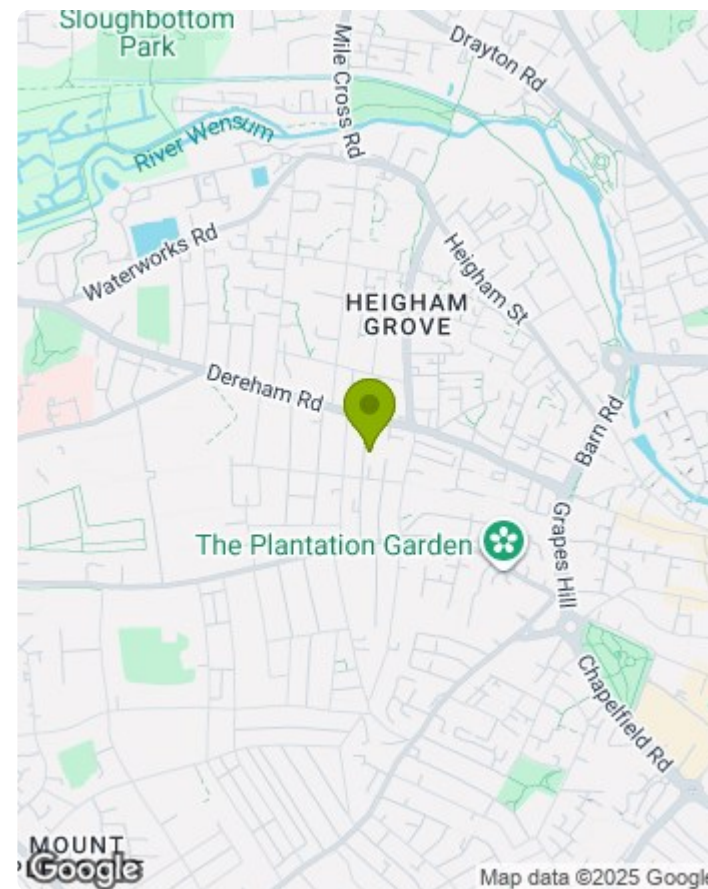


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.
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