



Gladstone Street
Norwich, NR2 3BH
Guide price £260,000

claxtonbird
residential

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ClaxtonBird are delighted to present this fantastic two-bedroom mid-terraced house, ideally located in the vibrant Golden Triangle area of Norwich. This charming home features an open-plan kitchen and dining room with stylish built-in shaker-style cabinetry, designed for modern living. The ground floor also includes a cosy sitting room with an inviting cast-iron fireplace, as well as a practical utility room and cloakroom. On the first floor, you will find two generously sized bedrooms, one of which has access to an en suite bathroom. The rear of the property boasts a low-maintenance garden, perfect for relaxing during the warmer months. This terrace offers an exceptional opportunity for anyone seeking a charming and practical home in a prime location

Sitting Room 12'11" max into recess x 11'0" (3.95 max into recess x 3.36)

Entrance door with fanlight above, sash window to front aspect, open cast iron fireplace with tiled hearth, cupboards and shelving to recess, picture rail, wood effect floor and radiator.

Inner Lobby

Stairs to first floor.

Kitchen / Dining Room 9'4" x 12'10" (2.86 x 3.92)

Fitted shaker-style wall and base units with wood-effect work surface over, ceramic sink drainer with mixer tap, space for Range cooker, space for fridge freezer, tall cupboard housing gas central heating boiler, picture rail, wood-effect floor, radiator and window to rear aspect.

Rear Lobby

Storage cupboard with shelving and wood-effect floor.

Utility Room 6'3" x 7'10" (1.93 x 2.41)

Pitched glass roof, worksurface, plumbing for washing machine and dishwasher, tiled floor, window to rear aspect and upvc double glazed French doors leading out to the garden.

Cloakroom 4'5" max x 6'4" max (1.36 max x 1.94 max)

Low-level WC, wash hand basin set in vanity unit with mixer tap, chrome towel rail radiator and reeded glass window to side aspect.

First Floor Landing

Bedroom 10'10" x 12'9" max to recess (3.32 x 3.91 max to recess)

Sash window to front aspect, over stairs storage cupboard and radiator.

Bedroom 9'4" x 12'11" max to recess (2.85 x 3.96 max to recess)

Upvc double glazed window to rear aspect, loft access, radiator and door to en suite.

En Suite Bathroom 7'4" x 6'4" (2.26 x 1.94)

Suite comprising panel bath with shower screen, shower over and mixer tap, pedestal wash hand basin, low level WC, storage cupboard, part tiled walls, extractor fan, radiator and upvc double glazed window to side aspect.

Front Garden

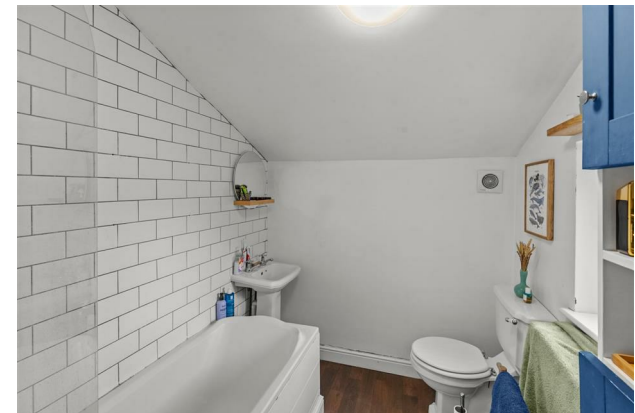
Typical terrace-style garden with pathway leading to the entrance door.

Rear Garden

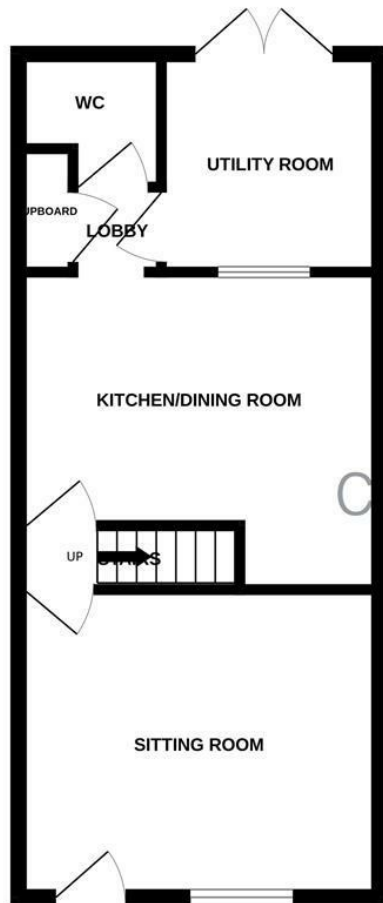
Enclosed by fencing and laid to patio with raised flower beds and side access gate to passageway.

Agents Note

Council Tax Band B



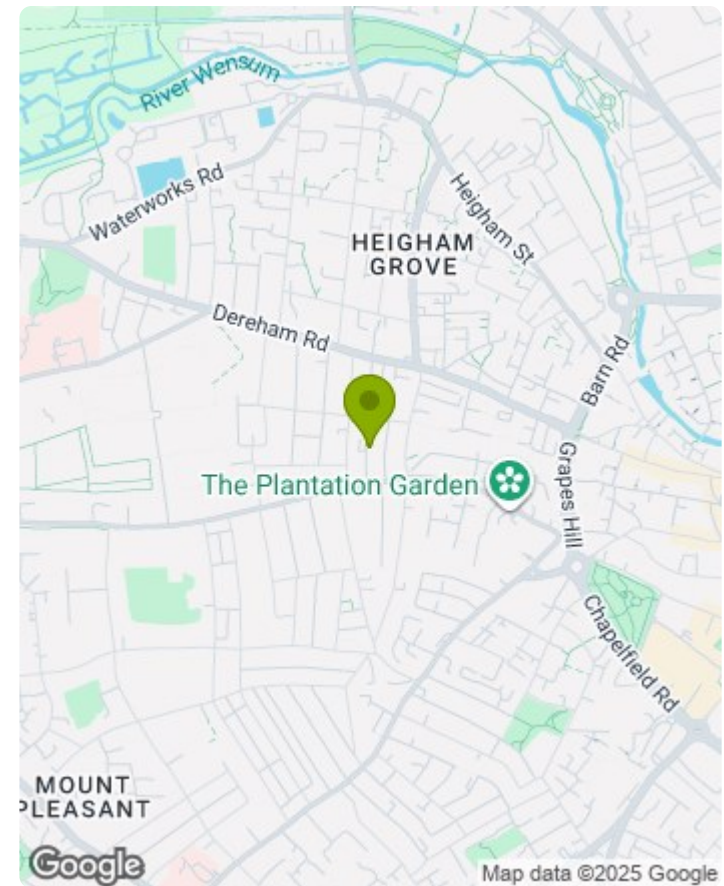
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(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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