



Gladstone Street  
Norwich, NR2 3BH

Guide Price £240,000 - £250,000

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residential

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\*\*\* Guide Price £240,000 - £250,000 \*\*\* ClaxtonBird are pleased to present this enchanting two-bedroom Victorian terrace house, perfectly situated in the highly coveted Golden Triangle area of Norwich. From the moment you step inside, you'll be captivated by two inviting reception rooms, a kitchen adorned with shaker-style cabinetry, and a modern bathroom suite that blends both comfort and convenience on the ground floor. This home beautifully retains its original character, featuring stunning decorative fireplaces and elegant stripped wooden floors that infuse the living spaces with warmth and charm. Although the garden is bisected, you'll appreciate the secure gated area that ensures your privacy during the warmer months. With its prime location, this property offers a vibrant community experience, surrounded by a wealth of local amenities, picturesque parks, and exceptional transport links.

### Sitting Room 11'10 x 10'6 (3.61m x 3.20m)

Entrance door, double glazed window to front aspect, coal-effect gas fire, stripped wooden floor and radiator.

### Inner Hall

Stairs to first floor.

### Dining Room 11'10 x 9'11 (3.61m x 3.02m)

Replacement double glazed window to rear aspect, decorative fireplace with tiled surround and hearth, understairs storage cupboard, stripped wooden floor and radiator.

### Kitchen 7'4 x 5'6 (2.24m x 1.68m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset one and a half bowl stainless steel sink unit, built in double electric oven, inset electric hob, free standing washing machine, cupboard housing the gas central heating boiler, single glazed window to side aspect and double glazed door leading out to the garden.

### Bathroom

Modern white suite comprising bath with mixer tap and electric shower over, wash hand basin set in vanity unit with mixer tap, WC, extractor fan, electric fan heater, radiator and single glazed window to side aspect.

### First Floor Landing

### Bedroom 11'9 x 10'7 (3.58m x 3.23m)

Double glazed window to front aspect, decorative cast-iron fireplace, built-in cupboard and radiator.

### Bedroom 11'9 x 10'0 (3.58m x 3.05m)

Double glazed window to rear aspect and radiator.

### Front Garden

Traditional terrace style garden, laid to lawn with chequerboard tiled pathway leading to the entrance door.

### Rear Garden

Bisected rear garden offering a fully fenced area laid to shingle with various shrubs and access gate.

### Agents Note

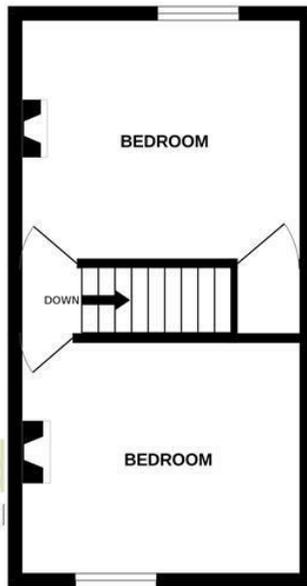
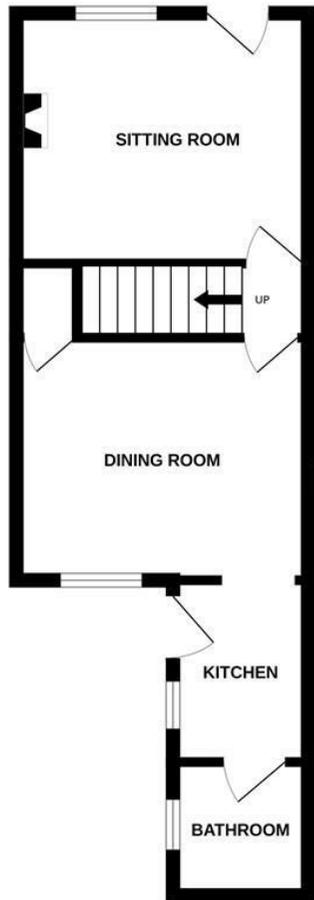
Council Tax Band A

Please note that the fireplace in the sitting room has been disconnected.



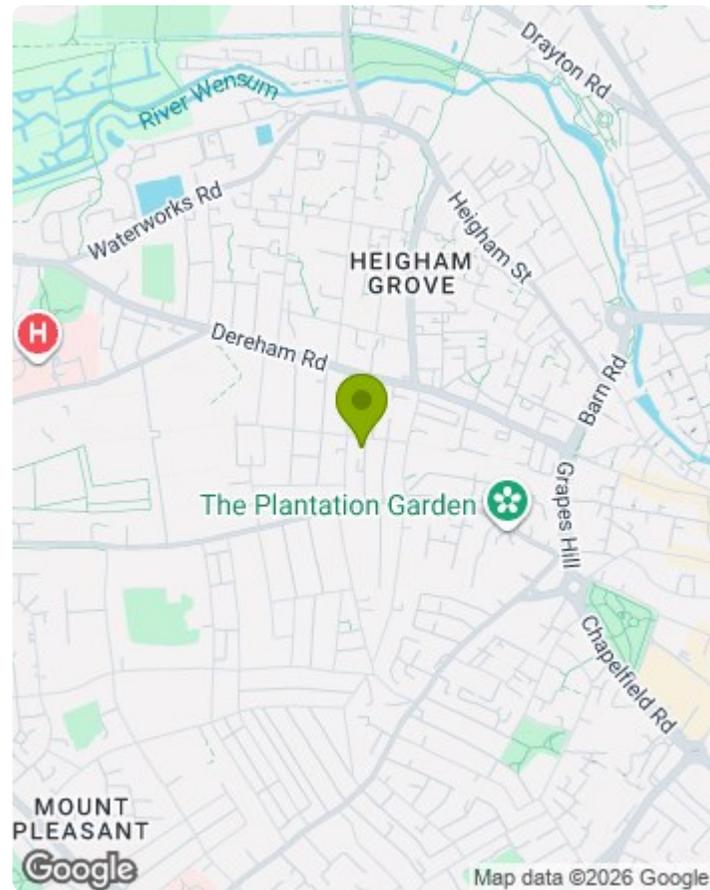
GROUND FLOOR

1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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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