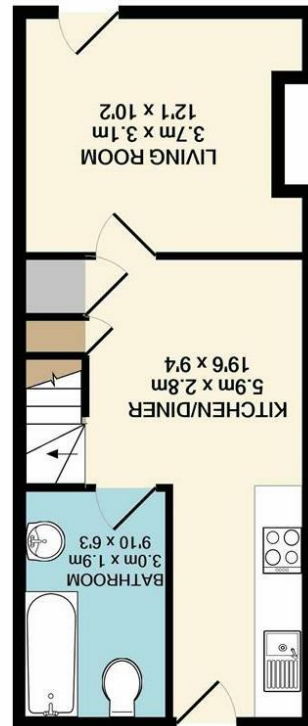
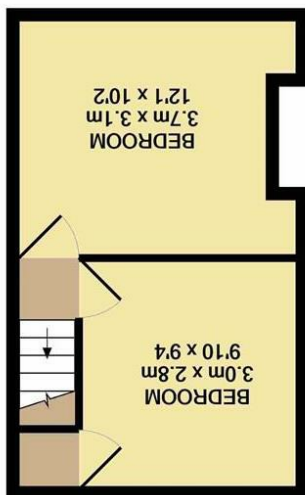


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 as to their operability or efficiency can be given prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements TOTAL APPROX. FLOOR AREA 54.6 SQ.M. (587 SQ.FT.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 32.7 SQ.M.
 (352 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 21.8 SQ.M.
 (235 SQ.FT.)



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs (1-20) G (21-30) F (31-40) E (41-50) D (51-60) C (61-70) B (71-80) A (81-91) A (92 plus) A Very energy efficient - lower running costs	



Norfolk Property
 online.

Gladstone Street | Norwich | NR2
Offers in excess of £195,000

Norfolk Property Online presents this Golden Triangle terrace ideally located within easy reach of a variety of local independent shops including a superb butchers and greengrocers.

Accommodation comprises; sitting room, kitchen dining room and a ground floor bathroom. The first floor provides two bedrooms.

Outside, the property boasts a good sized non bisected garden.

The highly sought after NR2 area of Norwich sits just to the west of the City Centre. Providing a wide range of amenities such as a Co-op, a Tesco Express, restaurants, takeaways and several parks. The NR2 area is also famed for its fantastic selection of public houses and a high number of local independent retailers. The vibrant City of Norwich is accessible by foot or a variety of regular bus routes are available including services to the City Centre, University of East Anglia, Norwich & Norfolk Hospital and many more making this location highly convenient for travelling in and around Norwich and the County of Norfolk.

