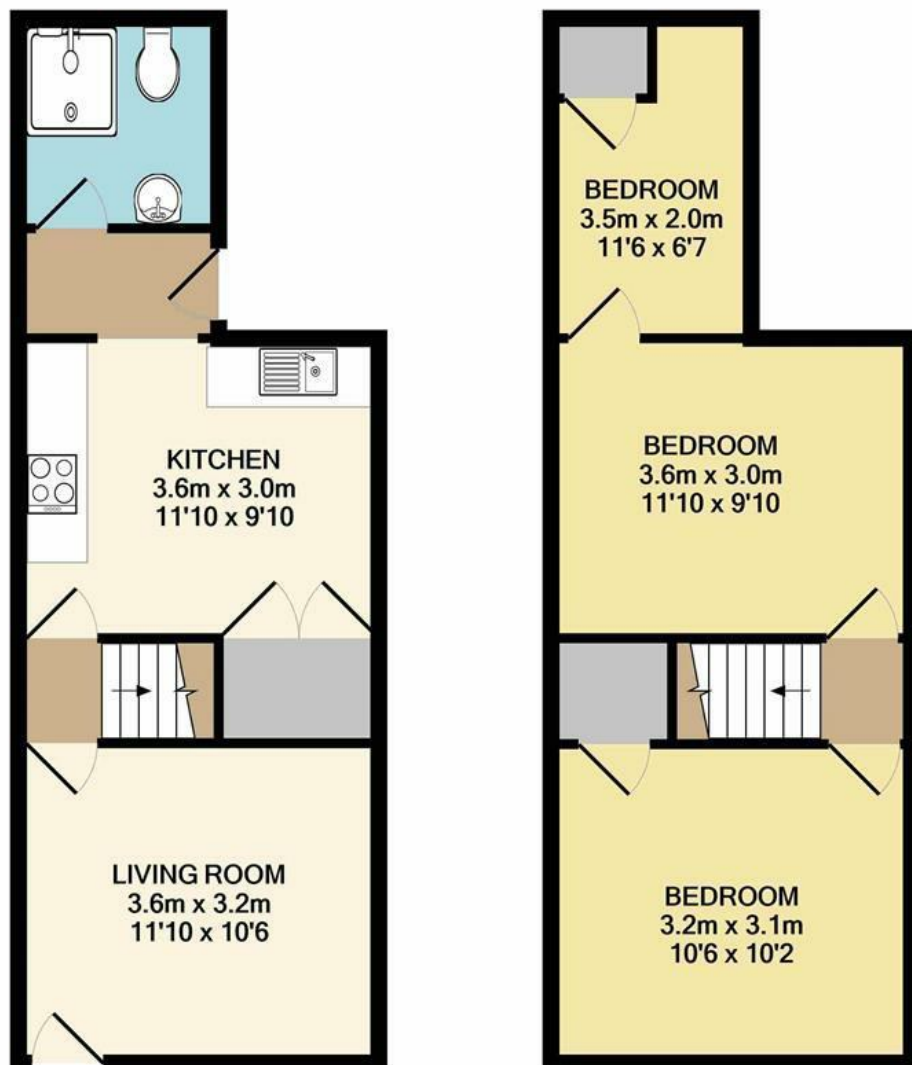




Gladstone Street | Norwich | NR2
 Guide Price £220,000

abbotFox



GROUND FLOOR
 APPROX. FLOOR
 AREA 32.5 SQ.M.
 (350 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 32.5 SQ.M.
 (350 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.0 SQ.M. (700 SQ.FT.)

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			88
(81-91) B			
(69-80) C		66	
(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

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.



abbotFox presents this charming terraced home, located within the desirable NR2 postcode. Situated within easy reach of Norwich City Centre and a variety of local amenities, this home has been stylishly improved by the current owners. With accommodation comprising of a spacious lounge, kitchen diner, rear lobby and shower room to the ground floor, the first floor offers two spacious double bedrooms and a third "box-style" bedroom to the rear. With the property offering a rear garden, this home retains a sense of charm and character throughout. An ideal opportunity for any first time buyer, an internal viewing comes highly recommended.

Guide price £220,000 - £230,000

