



Gladstone Street, Norwich, NR2 3BJ

welcome to

Gladstone Street, Norwich

Situated within Norwich's coveted Golden Triangle this inviting mid terraced period home offers well balanced accommodation suitable for a range of purchasers. Offering a mature generous size garden this property is fit for viewing and offered to the market with no onward chain!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

A bright and welcoming reception room featuring light laminate flooring, neutral décor and a large window that fills the space with natural light. It offers an inviting setting for everyday relaxation.

Kitchen

A well-equipped kitchen fitted with modern cabinetry, integrated oven and hob, and ample countertop space. The room benefits from natural light, practical wood-effect laminate flooring and space for appliances, creating a functional and tidy cooking environment.

Bathroom

A modern bathroom finished with contemporary tiling and a clean, neutral palette. The suite includes a paneled bath with shower over, vanity sink unit, WC and mirrored cabinet, creating a fresh and well-organised space.

Landing

An open space leading from the kitchen with access through to both bedrooms.

Bedroom One

A well-proportioned bedroom with a modern feel, featuring a comfortable sleeping area, fitted storage and space for media units. The room is enhanced by personal touches and natural light, creating a warm and inviting atmosphere.

Bedroom Two

A bright and flexible room with soft décor and a large window, currently arranged as a music and study space. Ideal as a home office, hobby room or single bedroom.

External

A charming mid-terraced home with a smart cream façade, attractive frontage and a neat picket-fenced garden filled with mature shrubs and seasonal colour. A welcoming approach that sets the tone for the well-presented accommodation inside. To the rear a generous mature rear garden offering a mix of lawn, patio and established planting. With a useful storage shed and plenty of privacy, it provides a peaceful outdoor retreat ideal for summer relaxation. Leading from the rear of the house a neatly arranged patio offers space perfect for outdoor dining or morning coffee, leading onto the lawn and bordered by mature greenery for added seclusion.



view this property online williamhbrown.co.uk/Property/UNR107032



welcome to

Gladstone Street, Norwich

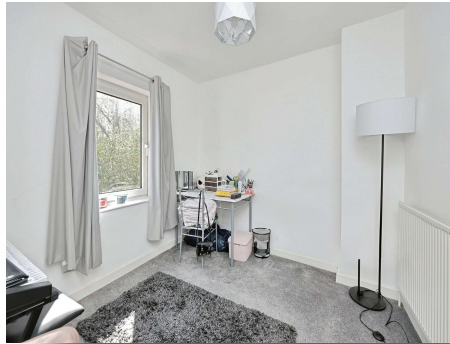
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACED HOME PRESENTED TO A GOOD STANDARD THROUGHOUT
- TWO DELIGHTFULLY LIT DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR107032



Property Ref:
UNR107032 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk