



**61 Gloucester Street, Norwich**

**£260,000 Freehold**



**websters.**

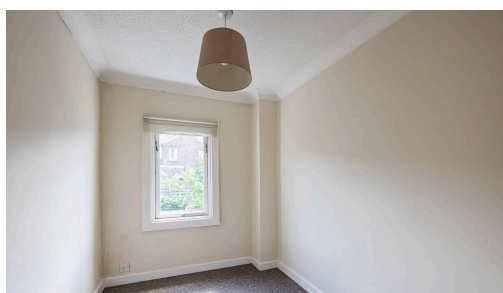


Presenting a delightful opportunity to acquire a light and spacious bay fronted Victorian terrace in this highly sought-after Golden Triangle location. This charming property boasts three bedrooms and two light reception rooms, offering ample space for comfortable living. The absence of an onward chain provides a smooth transition for potential buyers, enhancing the appeal of this residence. The south-facing rear garden offers a relaxing outdoor retreat.

A generously proportioned bathroom complements the living spaces, ensuring convenience and functionality and the light kitchen enhances the overall charm of the property. Within close proximity to amenities, schools, and transport links, this residence offers a desirable blend of comfort and convenience in a sought-after locale. Don't miss the opportunity to make this bright and inviting property your own.



- Light And Spacious Bay Fronted Victorian Terrace
- Three Bedrooms
- Two Light Reception Rooms
- No Onward Chain
- Highly Sought After Golden Triangle Location
- South Facing Rear Garden
- Generous Bathroom
- Light Kitchen



**Bathroom**

7' 10" x 6' 3" (2.40m x 1.91m)

Four piece suite comprising a corner shower with glass frame and splash back, low set WC, panel bath with tiled backing, pedestal hand wash basin with tiled splash back, tiled flooring, radiator, coving and an obscure casement window to the side aspect.

**Sitting Room**

14' 0" x 11' 10" (4.27m x 3.61m)

Solid front door with fan light over, bay fronted casement windows to the front aspect, floor laid to carpet, radiator, cornicing, feature fireplace with tiled hearth, iron and tiled inset and wooden surround.

**Dining Room**

10' 10" x 11' 10" (3.31m x 3.61m)

Under stairs storage cupboard, casement window to the rear aspect, floor laid to carpet and a radiator.

**Kitchen**

8' 2" x 6' 4" (2.50m x 1.94m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker, space for under counter fridge, inset stainless steel sink with drainer, tiled splash back, wall mounted gas boiler, uPVC double glazed window to the side aspect, tiled flooring and coving.

**Rear Lobby**

Laminate work tops, space and plumbing for washing machine, tiled flooring and an obscure glazed door to the rear garden.

**Bedroom One**

11' 6" x 11' 11" (3.50m x 3.63m)

Double bedroom with a feature iron fireplace, built in wardrobe, casement window to the front aspect, radiator and floor laid to carpet.

**Bedroom Two**

11' 0" x 11' 11" (3.35m x 3.62m)

Double bedroom with a casement window to the rear aspect, built in wardrobe, coving, radiator and floor laid to carpet.

**Bedroom Three**

8' 4" x 6' 5" (2.55m x 1.95m)

Casement window to the rear aspect, coving, floor laid to carpet and a radiator.

Council Tax band: B

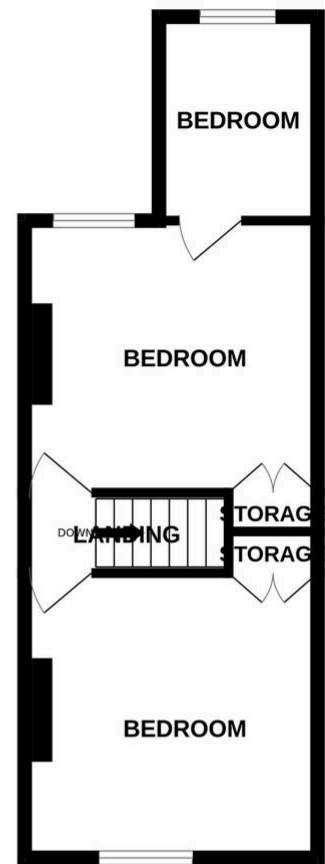
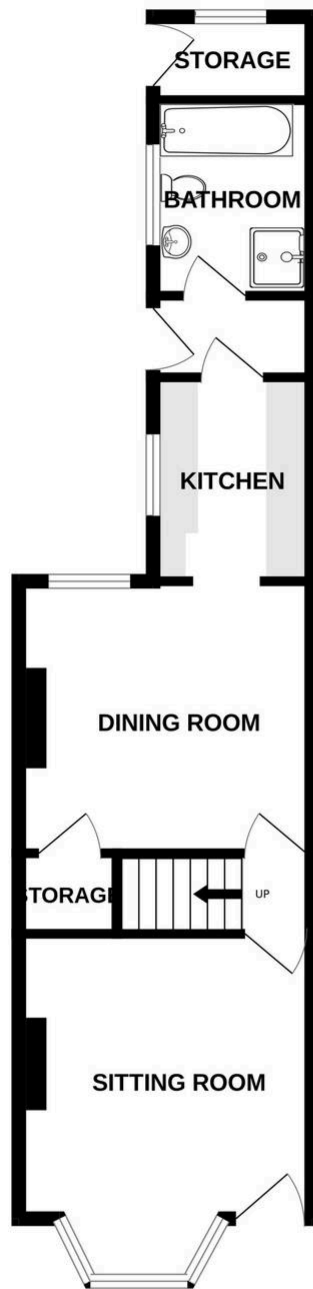
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

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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