



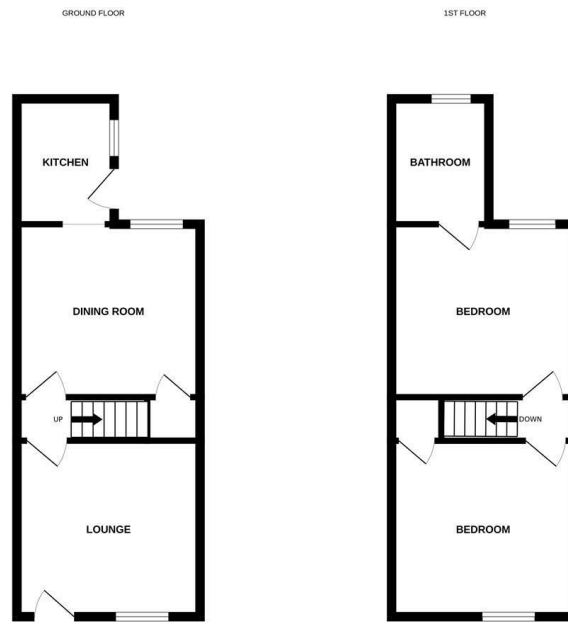
22 Spencer Street | | Norwich | NR3 4PA

Guide Price £220,000

**** GUIDE PRICE £220,000 - £230,000 OFFERED WITH NO ONWARD CHAIN****

Gilson Bailey are delighted to present this charming two-bedroom mid-terrace home, ideally located in the ever-popular NR3 area of Norwich, just a short walk from the vibrant City Centre. The ground floor offers a comfortable lounge with feature woodburner, separate dining room and fitted kitchen, while upstairs provides two bedrooms off the landing, with bedroom two benefitting from its own en-suite bathroom. Outside, the property enjoys a low-maintenance front garden and a private, non-bisected rear garden with gated access. Further benefits include gas central heating, sash style double glazing and the property being offered with no onward chain. Perfectly suited to first-time buyers and investors alike, this attractive home is expected to generate strong interest—early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.
Made with SketchUp 2020

Location

Spencer Street is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 11'6" x 10'11"

Double glazed window with shutter blinds, radiator.

Dining Room 11'6" x 10'10"

Double glazed window with shutter blinds, radiator, storage cupboard.

Kitchen 7'9" x 6'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'6" x 10'11"

Double glazed window with shutter blinds, radiator, storage cupboard.

Bedroom Two 11'6" x 10'10"

Double glazed window with shutter blinds, radiator.

Bathroom 7'9" x 6'1"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Low maintenance paved garden.

Outside Rear

Non-bisected paved garden, mature plants and shrubs, enclosed by walling and fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, electric and water.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	69	
(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	

Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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