



90 Spencer Street | Norwich | NR3 4PE

Offers In Excess Of £230,000

****EXTENDED NR3 TERRACE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this extended three-bedroom mid-terrace house, ideally located in the highly sought-after NR3 area of Norwich and close to a wide range of local amenities, transport links and the city centre. Offering spacious accommodation, the ground floor features an extended lounge, a separate dining room, a further extended kitchen and a bathroom. Upstairs provides two bedrooms off the landing, with a third bedroom accessed through bedroom two, making an ideal dressing room, office or nursery. Outside, the property enjoys a small, low-maintenance front garden and a non-bisected rear garden offering a private outdoor space. With double glazing, gas heating and the added benefit of no onward chain, this well-positioned home represents an excellent first-time purchase or buy-to-let investment. Early viewing is strongly recommended.

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Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropic C2025.

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, Household Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Lounge 14'11" x 11'3"

Double glazed window, radiator.

Dining Room 11'5" x 11'1"

Window, radiator.

Kitchen 11'5" x 7'7"

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

Bathroom

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

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'4" x 11'1"

Double glazed window, radiator.

Bedroom Two 11'5" x 11'3"

Double glazed window, radiator, storage cupboard.

Bedroom Three 8'1" x 6'0"

Double glazed window, radiator.

Outside Front

Small low maintenance garden enclosed by brick walling.

Outside Rear

Non-bisected garden enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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