



Spencer Road, Norwich NR6 6DF

welcome to

Spencer Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS IMMACULATE SEMI DETACHED HOME. The property itself would make a fantastic first time buy or young family home and benefits from two bedrooms off landing, a well-maintained enclosed garden with rear access and allocated parking.



Accommodation

THIS IMMACULATE WELL PRESENTED NEWLY IMPROVED SEMI-DETACHED HOUSE, is in the popular NR6 postcode just to the west of Norwich city centre. This home would make a perfect purchase for first time buyers or young family and benefits from two well-proportioned bedrooms off landing and a well-maintained rear garden can be found, which is mainly laid to lawn with patio space and personal gates to the rear and side aspects.

Internally, the accommodation comprises of entrance hall, living room, kitchen/dining room, and a storage cupboard to the ground floor. This is complemented to the first floor, by two bedrooms off the landing, family bathroom and separate wc.

An external viewing is highly recommended!

Entrance Hall

External entrance door to front aspect, two storage areas, stairs rising to first floor landing and gives access to both the kitchen/dining room and living room.

Living Room

15' 1" x 11' (4.60m x 3.35m)

Upvc double glazed window to front aspect and radiator, opening to kitchen/dining room.

Kitchen/Dining Room

22' x 8' 4" (6.71m x 2.54m)

Two upvc double glazed windows to rear aspect, a range of wall and base units with work surfaces over, built in oven, electric hob, space for fridge freezer, plumbing for washing machine, 1 1/2 bowl sink and drainer and external entrance door opening to rear garden.

First Floor Landing

Storage cupboard and access to two bedrooms, bathroom and separate wc.

Bedroom One

15' 2" to side of wardrobe x 10' 8" (4.62m to side of wardrobe x 3.25m)

Upvc double glazed window to front aspect, radiator and built in wardrobe and further storage area.

Bedroom Two

12' x 8' to side of wardrobe (3.66m x 2.44m to side of wardrobe)

Upvc double glazed window to rear aspect with storage cupboard and radiator.

Bathroom

Suite comprising bath with shower screen and extractor fan, wash hand basin set into a vanity unit, radiator and upvc double glazed window to rear aspect.

Separate Wc

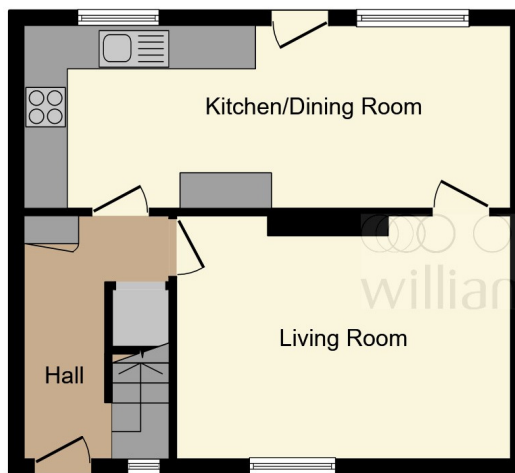
Toilet and upvc double glazed window to rear aspect.

Outside

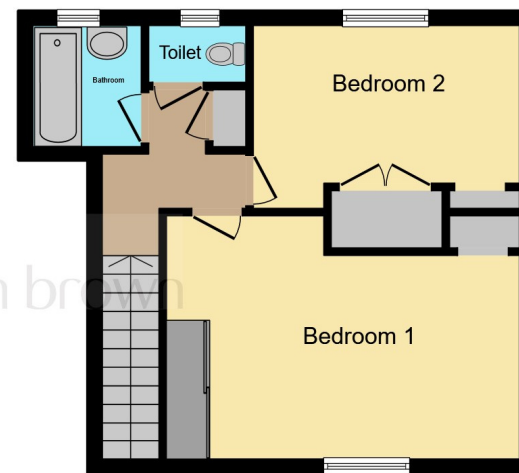
To the rear of the property is an enclosed low maintenance garden mainly laid to lawn along with rear and side personal gates. In front of the house is a communal space which is maintained by a management company subject to a ground rent charge.

Agent Note

This property is subject to an annual service charge for the upkeep of the communal areas within this development. The charge for period 01/04/25 - 31/03/26 is £252.67. Further details can be obtained from the vendor's solicitor at time of purchase.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Spencer Road, Norwich

- Semi Detached House
- Two Double Bedrooms
- 22ft Kitchen/Dining Room
- Newly Decorated & Well Presented Throughout
- Popular NR6 Postcode

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103127 - 0004

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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.



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