



Spencer Road, Norwich NR6 6DG

welcome to

Spencer Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS IMMACULATE THREE BEDROOM END TERRACE HOUSE. The property itself would make a fantastic first time buy or family home and benefits from three bedrooms off landing, a well-maintained enclosed garden with rear access, a perfect entertaining garden.



Accommodation

THIS IMMACULATE WELL PRESENTED THREE BEDROOM END TERRACE 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 three bedrooms off landing and a well-maintained rear garden.

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

Entrance Hall

External entrance door and window to front aspect, two store cupboards, wc and stairs to first floor landing.

Wc

Suite comprising wc, and wash hand basin.

Living Room

13' 7" x 10' 4" (4.14m x 3.15m)

Upvc double glazed window to rear aspect and radiator.

Open Plan Kitchen/Dining Room

19' 5" x 9' 4" (5.92m x 2.84m)

A range of floor and based units with work surfaces over, two radiators, integrated microwave and washing machine, 1 ½ bowl sink with mixer tap, four ring electric hob and oven, dual aspect upvc double glazed windows to front and rear and double-glazed door opening to rear garden.

First Floor Landing

Giving access to all three bedrooms, two cupboards of which one houses the hot water cylinder, separate wc and bathroom.

Bedroom 1

13' 5" x 9' 5" (4.09m x 2.87m)

Upvc double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom 2

13' 5" x 8' 2" (4.09m x 2.49m)

Upvc double glazed window to rear aspect, radiator and built in cupboard.

Bedroom 3

13' 5" x 5' 8" (4.09m x 1.73m)

Upvc double glazed window to rear aspect, radiator and built in wardrobe.

Bathroom

Suite comprising bath with shower over, wash hand basin, radiator and upvc double glazed window to front aspect.

Separate Wc

Suite comprising wc, and upvc double glazed window to front aspect.

Outside

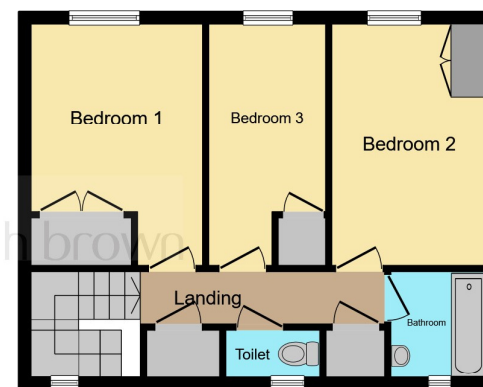
To the rear there is an enclosed low maintenance garden mainly laid to lawn with rear gate access leading back to the front of terrace. To the front elevation is an outside store.

Agent Note

This property is subject to an annual service and maintenance charge for the upkeep of the communal areas within this development. The current charge for period 01/04/25 - 31/03/26 is £252.67, subject to annual review.



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

- End Terrace House
- Three Bedrooms
- Enclosed Rear Garden
- Great Condition Throughout
- Ideal First Time Buyer Home

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

offers in excess of

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103228 - 0003

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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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