



Spencer Road, Norwich NR6 6DF

welcome to

Spencer Road, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS END TERRACE HOME WITH NO UPWARD CHAIN. 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.

Accommodation

****NO UPWARD CHAIN****THIS WELL-PRESENTED END TERRACE HOME 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 good size bedrooms off landing, a well-maintained rear garden mainly laid to lawn with patio space and gated access to the rear and side.

Internally the accommodation comprises of entrance hall, kitchen/dining room, living room, and storage to the ground floor. On the first floor, there are two bedrooms off the landing and the family bathroom.

Entrance Hall

External entrance door to side aspect leading to hallway.

Living Room

13' x 11' 8" (3.96m x 3.56m)
Upvc double glazed window to rear aspect, and radiator.

Kitchen/Dining Room

16' 5" x 9' 5" (5.00m x 2.87m)
A range of floor and base units with work surfaces over, radiator and upvc double glazed window to front aspect.

First Floor Landing

Giving access to two bedrooms and bathroom and upvc double glazed window to side.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m)
Upvc double glazed window to rear aspect and built in wardrobe.

Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m)
Upvc double glazed window to front aspect, radiator, and storage.

Bathroom

Suite comprising bath with shower over, wash hand basin, heated towel rail, toilet and upvc double glazed window to side aspect.

Outside

To the rear, there's an enclosed low maintenance garden mainly laid to lawn with gated access to the rear and side elevations. At the front of the house a shingled garden area can be found.

The surrounding grounds are maintained by the local authority and is subject to an annual service charge. Further details can be obtained via the vendor's solicitor at time of purchase.

Agent Note

We are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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Spencer Road, Norwich

- NO UPWARD CHAIN!
- End Terrace House
- Two Bedrooms
- Front & Rear Gardens
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£179,950

directions to this property:

Follow the W H Brown office on Reepham Road, proceed to the roundabout and turn left onto Middletons Lane. At the traffic lights adjacent to Norwich International Airport turn right onto Holt Road and take the next left-hand turn onto Fifers Lane, Spencer Road is on the right-hand side where the property can be found identified by our W H Brown for sale board.

view this property online williamhbrown.co.uk/Property/HEL103231



Property Ref:
HEL103231 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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