



Spencer Street, Norwich, NR3 4PG

welcome to

Spencer Street, Norwich

THIS WELL PRESENTED TWO BEDROOM MID-TERRACE is situated in the popular NR3 postcode, just to the north of Norwich. The property is being sold with the added benefit of NO ONWARD CHAIN!!! *** Viewings are highly recommended not to miss out on this well presented terrace!!! ***



Entrance Porch

Double glazed door to front and tiled flooring.

Lounge

11' 3" x 11' 1" (3.43m x 3.38m)

Double glazed window to front, electric fire, radiator, laminate floor, TV point and phone point.

Dining Room

13' 3" x 11' 1" (4.04m x 3.38m)

Laminate floor, radiator, double glazed door to garden and storage cupboard.

Kitchen

8' 2" x 5' 11" (2.49m x 1.80m)

Double glazed windows to side, wall base units, work surfaces, tiled flooring, sink one and a half sized bowl, electric oven, electric hob, space for washing machine, space for fridge/ freezer and radiator.

Bathroom

Shower cubicle, wash hand basin, W/C, double glazed window to rear and tiled flooring.

First Floor Landing

Laminate floor and loft access.

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed window to rear, laminate floor and door to ensuite:-

Ensuite

Double glazed window to rear, boiler, tiled flooring, wash hand basin, bath with shower over and extractor.

Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m)

Laminate floor, radiator, storage cupboard and double glazed window to front.

Exterior

To the front, there's a path to the front door with on-road permit parking.

To the rear, there's a fully enclosed garden with decking area, shingled area, shed and gate to rear.



view this property online williamhbrown.co.uk/Property/NOR140532



welcome to

Spencer Street, Norwich

- NO ONWARD CHAIN
- Enclosed rear garden
- Perfect for first time buyers/ investors
- Walking distance to the city centre and train station
- Two double bedrooms

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140532



Property Ref:
NOR140532 - 0002

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.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk