

Spencer Street, Norwich, NR3 4PD



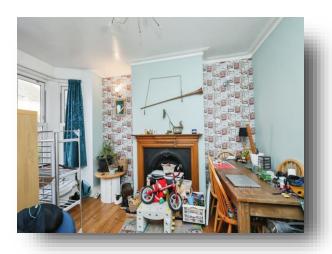
welcome to

Spencer Street, Norwich

THIS BAY FRONTED, MID-TERRACE HOME is situated within a very desirable and convenient location. The property also boasts a low maintenance court yard style garden. Permit parking is available at a very reasonable cost. *Viewings are highly recommended to fully appreciate this fantastic mid-terrace!*













Lounge

13' 6" x 11' 3" (4.11m x 3.43m) Door to front, window to front, exposed floorboards and radiator.

Dining Room

11' 3" x 11' 3" (3.43m x 3.43m) Window to rear, fireplace, understairs cupboard, exposed floorboards and radiator.

Kitchen

11' 11" x 6' 2" (3.63m x 1.88m) Wall & base units, solid wood work surfaces, one & a half bowl sink, gas oven, as hob, cooker head, integrated microwave, central heating boiler, laminate floor and window to side.

Utility/ Lean-To

9' 1" x 5' 1" ($2.77m \times 1.55m$) Wall & base units, work surfaces, plumbing for washing machine, French doors to garden and tiled flooring.

Bathroom

Bath with shower over, wash hand basin, wc, heated towel rail, tiled flooring and window to side.

First Floor Landing Bedroom One

11' 1" x 11' 3" (3.38m x 3.43m) Window to front, radiator and carpet.

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m) Window to rear, carpeted floor, radiator and door to bedroom three:-

Bedroom Three

9' 1" x 5' 9" ($2.77m\ x\ 1.75m$) Window to rear, carpeted floor and radiator.

Exterior

There is a low maintenance rear garden, fully enclosed with gated access to passage and raised decking.





welcome to

Spencer Street, Norwich

- Bay fronted mid-terrace home
- Ground floor bathroom
- Low maintenance courtyard garden
- Permit parking available
- Three bedrooms

Tenure: Freehold EPC Rating: C

£230,000



view this property online williamhbrown.co.uk/Property/NOR141840



Property Ref: NOR141840 - 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.

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postcode not the actual property

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