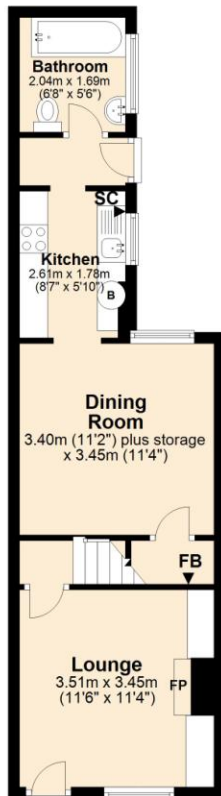


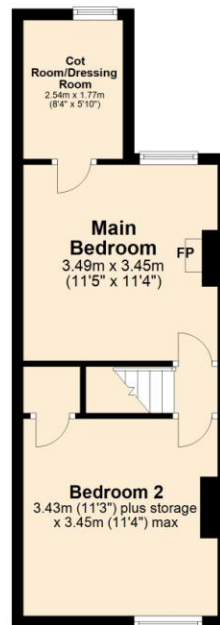
Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 70.2 sq. metres (756.0 sq. feet)

OUTSIDE

The property is fronted by a shingle bed, complemented by mature shrubs and a tree. The rear garden is accessible externally via a shared alleyway behind the row of terraces and a lockable wooden gate. The approximately 18' x 15' max. enclosed garden features a shale bed, a bark chip bed with a mature tree and a section of paving at the rear.

DIRECTIONS

Head away from central Norwich via Magdalen Street. At the crossroad junction adjacent to The Artichoke public house continue along Magdalen Road and onto Sprowston Road before turning right into Churchill Road. At the junction with Spencer Street turn left where the property can be found on the right-hand side.

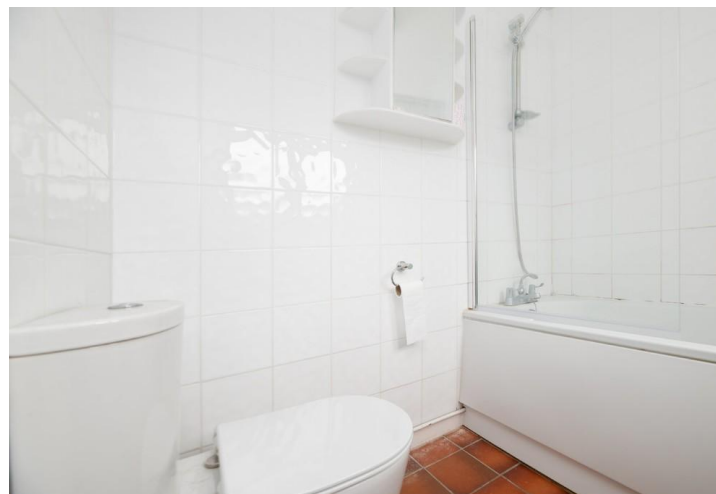
LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

A

Energy Efficiency Rating Current D 68 Potential B 88



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Located just minutes from the city centre, this charming 3 bedroom period mid-terrace is ideally positioned for local amenities. Brimming with character, the property has been recently redecorated and features a cosy lounge with an attractive fireplace and built-in storage, a separate dining room with additional storage, a galley kitchen and a ground floor bathroom. The main bedroom boasts a dressing room, adding to the property's appeal.

Spencer Street

Norwich | Norfolk | NR3 4PG

£1,100 pcm

Mid-terraced property in a convenient location

2 double bedrooms, with bedroom 3 off the main bedroom

Galley-style kitchen with some appliances included

Attractive lounge featuring a fireplace and storage

Ground floor bathroom with white suite and tiled floor

Gas central heating via a Combi boiler plus wood-framed double glazing including some sash windows

On-street permit parking to the front of the property

Enclosed rear garden with shale bed and alley access to the rear

Within easy reach of local amenities and good road access around the city

Available end of June!

