

Ben Allman  
Estate & Letting Agents



16 Spencer Street  
, Norwich, NR3 4PA

Offers in excess of £210,000





# 16 Spencer Street, Norwich, NR3 4PA

This excellently presented 3-bedroom Victorian terrace, located in the vibrant north city area, seamlessly combines modern comfort with classic charm. The property has been thoughtfully adapted, creating a spacious open-plan sitting/dining room that features a striking ‘floating staircase’ as a central design element.

The vendors have further enhanced the home with a beautifully designed new kitchen, installed just last year, offering a contemporary space for both cooking and socializing. With its careful updates and preserved Victorian features, this property provides a stylish and modern living experience in a highly sought-after location.

The accommodation includes an open-plan sitting room and dining room with a functional fireplace and floating staircase, a newly installed kitchen, a convenient lobby area with a combi-boiler, and a well-appointed wet room. Upstairs, there are two generously sized double bedrooms, plus a ‘box room’ that offers versatile use.

Outside, the property boasts an enclosed front garden, mainly paved with a charming Victorian-style pathway, and an enclosed rear garden, also mostly paved – perfect for those seeking a low-maintenance outdoor space.



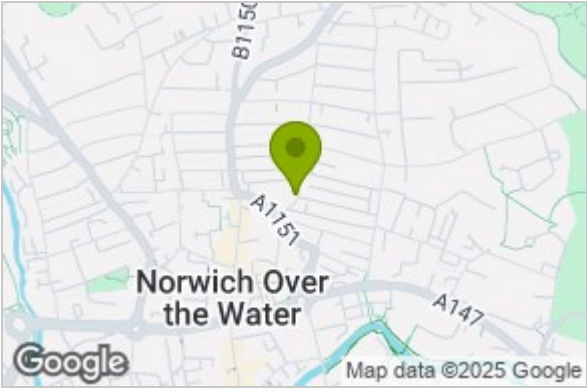
Location



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## Area Map



## Floor Plan



## Energy Efficiency Graph

