



Spencer Street | | Norwich | NR3 4PQ

Price Guide £300,000

****GUIDE PRICE: £300,000 - £325,000**** Gilson Bailey are delighted to present this stunning hall entrance, bay-fronted three-bedroom end-terrace, perfectly positioned in the ever-popular NR3 area of Norwich. Renovated to a very high standard, the property blends period character with stylish modern touches, making it an ideal home for a wide variety of buyers.

The accommodation comprises a welcoming entrance hall, a light-filled bay-fronted lounge, separate dining room, a sleek and contemporary fitted kitchen, and a beautifully designed bathroom to the ground floor. Upstairs, three bedrooms are accessed off the landing, each finished to the same excellent standard.

Outside, the home enjoys a raised, low-maintenance front garden and to the rear, a delightful non-bisected garden offering the perfect private retreat. Benefiting from gas central heating, double glazing, and an abundance of charm throughout, this home is ready to move straight into.

With its superb finish, sought-after location and attractive blend of character and modern living, this property is sure to generate strong interest — early viewing is highly recommended.





Location

Spencer Street is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Hall

Door to dining room and stairs to first floor.

Lounge

15'6" x 15'5"

Bay fronted double glazed windows, radiator, cast iron fireplace.

Dining Room

12'9" x 10'11"

Patio doors, radiator, storage cupboard.

Kitchen

11'0" x 7'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine and dishwasher, two double glazed windows.

Bathroom

6'6" x 5'6"

Tiled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.



Bedroom One

13'0" x 12'11"

Two double glazed windows, radiator, built in wardrobes.

Bedroom Two

12'9" x 8'8"

Double glazed window, radiator, built in wardrobe.

Bedroom Three

10'8" x 7'3"

Double glazed window, radiator.

Outside Front

Low maintenance raised paved garden enclosed by walling and railings with steps to front door.

Outside Rear

Non-bisected paved garden, timber decking seating area, timber shed, enclosed by timber fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.

Mains gas, water, electric and drainage.

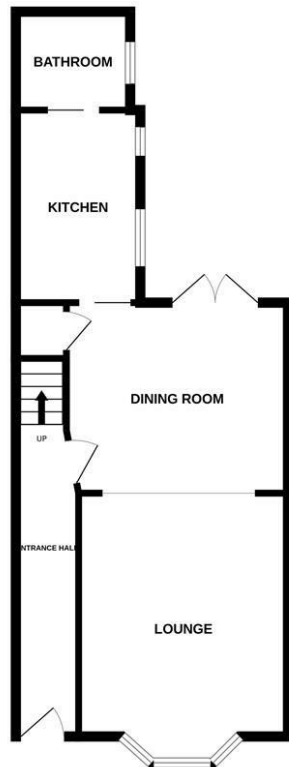
Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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