

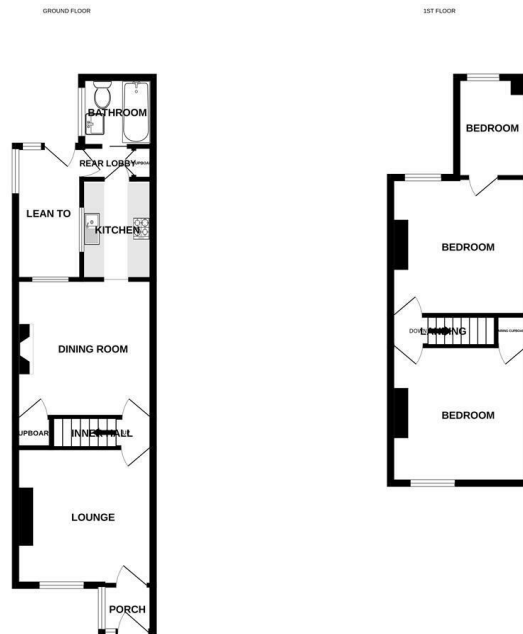


123 Spencer Street | | Norwich | NR3 4PG

Offers In Excess Of £235,000

****RENOVATED NR3 TERRACE WITH NO ONWARD CHAIN**** ilson Bailey are delighted to offer this stunning, fully renovated three-bedroom porch entrance mid-terrace house, ideally located in the highly sought-after NR3 area of Norwich. Beautifully presented throughout, the accommodation comprises an entrance porch, bright and comfortable lounge, separate dining room, modern kitchen, lean-to and a stylish bathroom to the ground floor. Upstairs there are two generous bedrooms off landing, with bedroom three accessed via bedroom two — ideal as a nursery, dressing room or home office. Outside, the property enjoys a low-maintenance front garden and a generous non-bisected rear garden complete with a large storage shed and rear gate access. Benefiting from double glazing, gas central heating and offered with no onward chain, this superb home would make an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, volumes, areas and any other items are approximate and not responsible to make for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The various, names and addresses shown here are not intended to be taken as a guarantee as to their accuracy or otherwise and are given as best as they can be given.
Made with Metaplan 12/05

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 Porch

Door to:

Lounge 11'3" x 11'2"

Double glazed window, radiator.

Dining Room 11'3" x 11'2"

Double glazed window, radiator, storage cupboard.

Kitchen 8'2" x 5'8"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, double glazed window.

Lean To 11'10" x 4'8"

Space for washing machine and tumble dryer, boiler, door to garden.

Bathroom 5'7" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'3" x 11'2"

Double glazed window, radiator, storage cupboard.

Bedroom Two 11'3" x 11'2"

Double glazed window, radiator.

Bedroom Three 8'1" x 5'10"

Double glazed window, radiator.

Outside Front

Low maintenance garden enclosed by walling and fencing with path to front door.

Outside Rear

Non-bisected garden with artificial lawn, large storage shed, enclosed by walling and fencing with rear gate access.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Freehold

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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