








# 128 Spencer Street I I Norwich I NR3 4PF

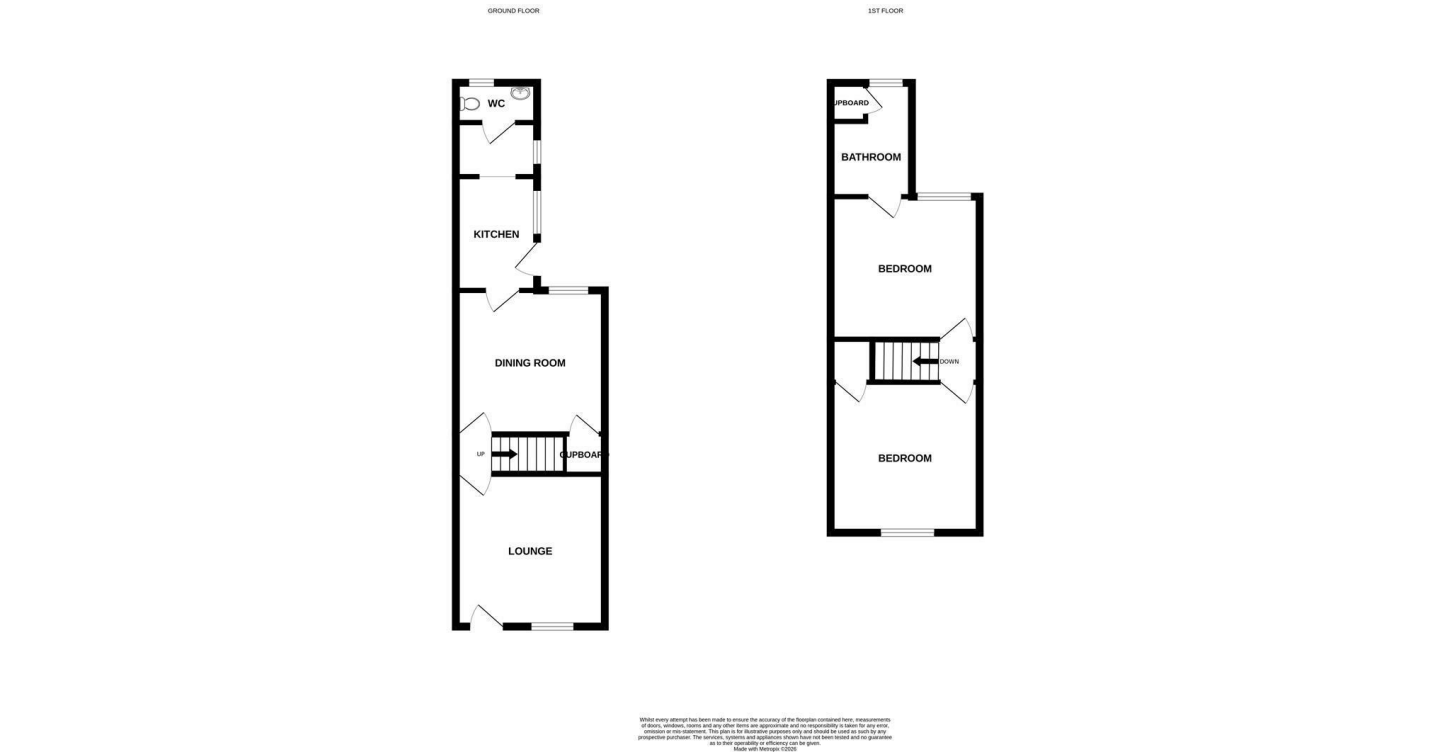
## Guide Price £200,000

GUIDE PRICE: £200,000 - £210,000 **NR3 TERRACE OFFERED WITH NO ONWARD CHAIN ** Gilson Bailey are delighted to present this stylish and well-presented two-bedroom mid-terrace home, perfectly positioned in the ever-popular NR3 area of Norwich. The property features a cosy lounge leading through to a separate dining room, a well-equipped kitchen and a convenient ground floor WC. Upstairs, two generously sized bedrooms are accessed off the landing, with the principal bedroom benefiting from its own en-suite bathroom, adding a touch of luxury. Outside, the property boasts a low-maintenance front garden and a desirable non-bisected rear garden, ideal for relaxing or entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain. An excellent opportunity for first-time buyers or savvy investors alike, this charming home is ready to move straight into—early viewing is highly recommended.

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## 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:

## Lounge 11'5" x 11'3"
Double glazed window, radiator.,

## Dining Room 11'5" x 11'3"
Double glazed window, radiator, storage cupboard.

## Kitchen 8'6" x 6'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

## WC
High level WC, frosted double glazed window.

## First Floor Landing
Doors to two bedrooms.

## Bedroom One 11'5" x 11'2"
Double glazed window, radiator, storage cupboard.

## Bedroom Two 11'5" x 11'3"
Double glazed window, radiator.

## Bathroom 8'6" x 6'1"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside Front
Small low maintenance garden with path to the front door.

## Outside Rear
Non-bisected garden, timber shed, enclosed by timber fencing with rear gate access.

## Local Authority

## Tenure
Norwich City Council, Tax Band A.

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

## 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.

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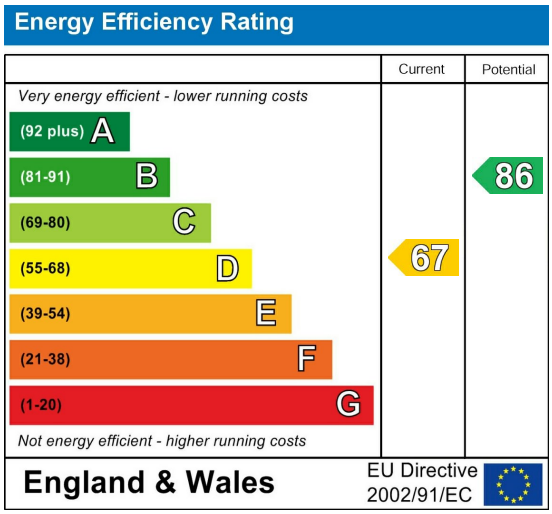













## Local Authority

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.