



**7 Spencer Street | | Norwich | NR3 4PA**

**Guide Price £260,000**

**\*\* GUIDE PRICE £260,000 - £270,000 - STUNNING RENOVATION THROUGHOUT\*\*** Gilson Bailey are delighted to present this beautifully renovated three-bedroom bay-fronted mid-terrace, ideally located in the ever-popular NR3 area of Norwich, just a short walk from the City Centre. The ground floor features a cosy lounge with wood burner, a separate dining room, sleek fitted kitchen, rear lobby and a stylish modern bathroom. Upstairs, two generous double bedrooms are accessed off landing with a third bedroom leading from bedroom two. Outside, the property offers the rare advantage of a driveway providing off-road parking for two vehicles, along with a low-maintenance, non-bisected rear garden. Retaining charming original character features yet fully modernised to a high standard by the current vendor—including a new gas boiler in 2024—this stunning home is move-in ready and would make an ideal first-time purchase. Early viewing is strongly advised.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not deemed to be guaranteed and to their availability no reference can be given.  
Made with Metaplan (2020)

### 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 11'11" x 10'11"

Double glazed window, radiator, wood burner, wooden flooring.

#### Dining Room 10'11" x 10'11"

Double glazed window, radiator, storage cupboard, wooden flooring.

#### Kitchen 8'0" x 7'2"

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.

#### Rear Lobby 7'2" x 4'11"

Fitted cupboards, door to side.

#### Bathroom 8'11" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows, tiled walls.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 10'11" x 10'10"

Double glazed window, radiator, cast iron fireplace, wooden flooring, storage cupboard.

#### Bedroom Two 11'1" x 10'10"

Double glazed window, radiator, cast iron fireplace, wooden flooring.

#### Bedroom Three 8'0" x 5'10"

Double glazed window, radiator, wooden flooring, boiler.

### Outside Front

Shingled driveway providing off road parking.

### Outside Rear

Non-bisected shingled garden, patio seating area, enclosed by timber fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band A.

### Tenure

Freehold

### Utilities


Full fibre broadband available.  
Mains 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.