

abbotFox





Spencer Road, Norwich  
*£230,000 - £240,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**











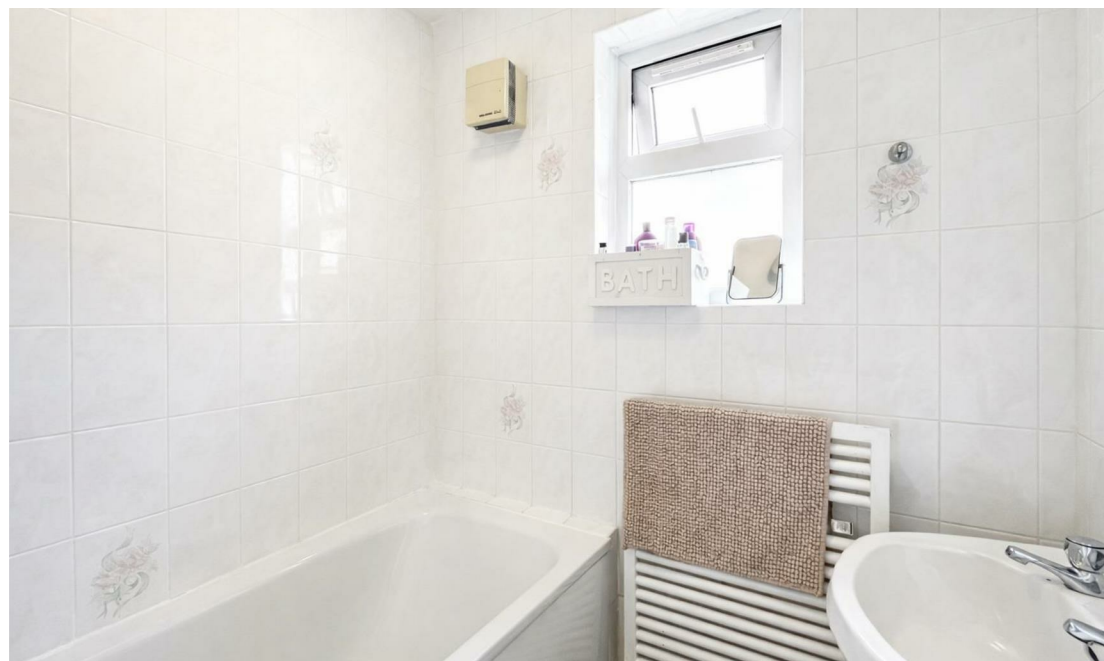
## THE DETAIL\_\_\_\_\_

abbotFox presents this well located family home. Well presented throughout, this property offers generous and versatile accommodation. The ground floor provides a welcoming entrance hall, cloakroom, a bright lounge, and a modern kitchen diner, ideal for entertaining. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and additional WC.

Enjoying a private garden, which sides onto a communal green area, and benefitting from allocated parking, this home is perfectly suited to modern family life. Positioned within easy reach of local amenities, schools, and transport links into Norwich, this property is sure to appeal to buyers seeking a convenient yet peaceful location.

An ideal opportunity to acquire a ready-to-move-into home in one of Norwich's most popular suburbs, an internal viewing comes highly recommended.

Guide price £230,000 - £240,000









## THE HIGHLIGHTS\_\_

- Guide price £230,000 - £240,000
- End terraced home
- Three bedrooms
- Private gardens siding onto communal green
- Generous living accommodation
- Allocated parking
- Ideal family home
- Close to local amenities
- Stylish finish throughout
- Internal viewing advised

Approx Gross Internal Area  
83 sq m / 897 sq ft



Ground Floor  
Approx 42 sq m / 447 sq ft

First Floor  
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.