





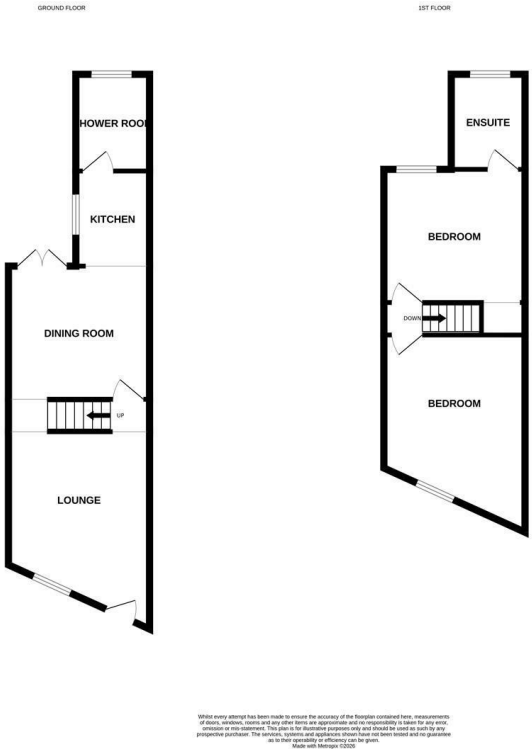


4 Spencer Street I I Norwich I NR3 4PA

Guide Price £220,000

** GUIDE PRICE £220,000 - £240,000 STYLISH NR3 TERRACE ON THE EDGE OF THE CITY CENTRE ** Gilson Bailey are delighted to present this beautifully presented two-bedroom mid-terrace home, ideally located in the ever-popular NR3 area of Norwich, just a short stroll from the City Centre. Offering light and well-proportioned accommodation throughout, the ground floor features a comfortable lounge, separate dining room, fitted kitchen and modern shower room. Upstairs, two bedrooms are accessed off the landing, with the principal bedroom benefiting from a newly fitted en-suite shower room. Externally, the property offers on-street permit parking to the front and a private, non-bisected rear garden — perfect for relaxing or entertaining. With double glazing, gas central heating and presented in excellent condition throughout, this superb home would make an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended.

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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 16'2" x 11'6"
Double glazed window, radiator.

Dining Room 11'5" x 10'11"
Doors to garden, radiator.

Kitchen 7'8" x 6'0"
Fitted base units with worktops over, sink and drainer, space for cooker and fridge/freezer, double glazed window.

Shower Room 7'11" x 6'0"
Shower cubicle, low level WC, hand wash basin, space for washing machine, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 16'3" x 11'5"
Double glazed window, radiator, storage cupboard with loft access.

En-Suite 8'2" x 5'10"
large shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 11'5" x 10'9"
Double glazed window, radiator.

Outside Front
On-street permit parking.

Outside Rear
Non-bisected paved garden with timber decking, enclosed by walling with rear gate access.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

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.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

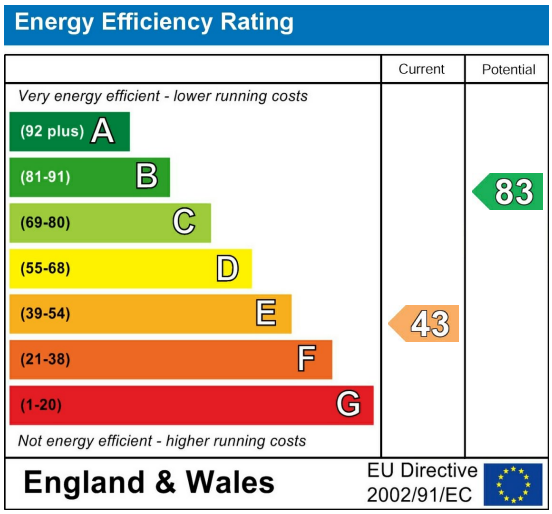












Local Authority

Norwich City Council, Tax Band B

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.