



**Spencer Street
Norwich, NR3 4PA
Guide Price £210,000**

claxtonbird
residential

Spencer Street, Norwich, NR3 4PA

This well-presented three-bedroom home offers a blend of character and practicality. The ground floor features a cosy sitting room with a fireplace, wood-effect flooring, and an open-plan staircase. The adjoining dining room leads into a modern kitchen with built-in oven, hob, and extractor, plus space for appliances. A rear lobby gives access to the garden, and there's a ground-floor bathroom with shower over bath. Upstairs, there are two spacious double bedrooms and a third smaller bedroom housing the central heating boiler. Outside, the property boasts a walled front garden and a non-bisected rear garden with ample space for outdoor seating, all enclosed by fencing. UPVC double-glazed windows are fitted throughout, and the property benefits from gas central heating.

Sitting Room 11'3" max x 10'11" (3.45m max x 3.34m)

Upvc double glazed entrance door, fireplace, wood effect floor, upvc double glazed sash look window, open plan staircase and radiator.



Dining Room 11'3" max x 10'10" (3.45m max x 3.32m)

Upvc double glazed sash look window, wood effect floor, open to kitchen, stairs to first floor and radiator.

Kitchen 8'1" x 5'11" (2.47m x 1.82m)

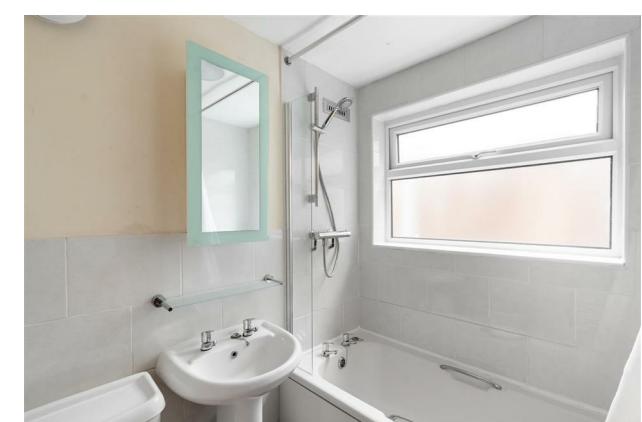
Wall and base units with worktop over, sink drainer, tiled splash back, built in oven, hob and extractor, wood effect floor, space for fridge freezer and washing machine and upvc double glazed window.

Lobby

Door to garden

Bathroom 6'0" x 5'3" (1.84m x 1.61m)

Panel bath with shower over, low level W.C, wash hand basin, towel rail radiator, upvc double glazed window, part tiled walls and wood effect floor.



First Floor

Bedroom 11'3" max x 10'11" (3.45m max x 3.33m)

Upvc double glazed sash look window, storage cupboard and radiator.

Bedroom 11'3" max x 10'11" (3.45m max x 3.34m)

Upvc double glazed sash look window, radiator and door to bedroom three.

Bedroom 7'11" x 5'10" (2.42m x 1.78m)

Upvc double glazed sash look window, wall mounted central heating boiler and radiator.

Front Garden

Walled front garden with pathway to entrance door.

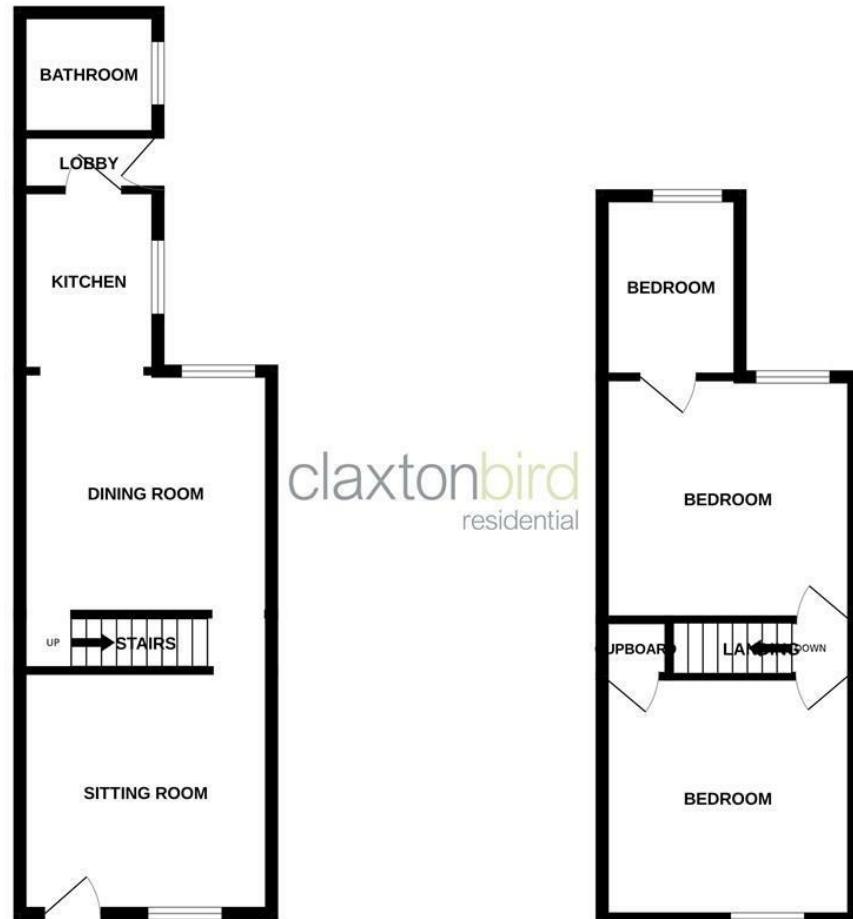


Rear Garden

Non bisected rear garden, ample space for outside table and chairs and enclosed by fencing.

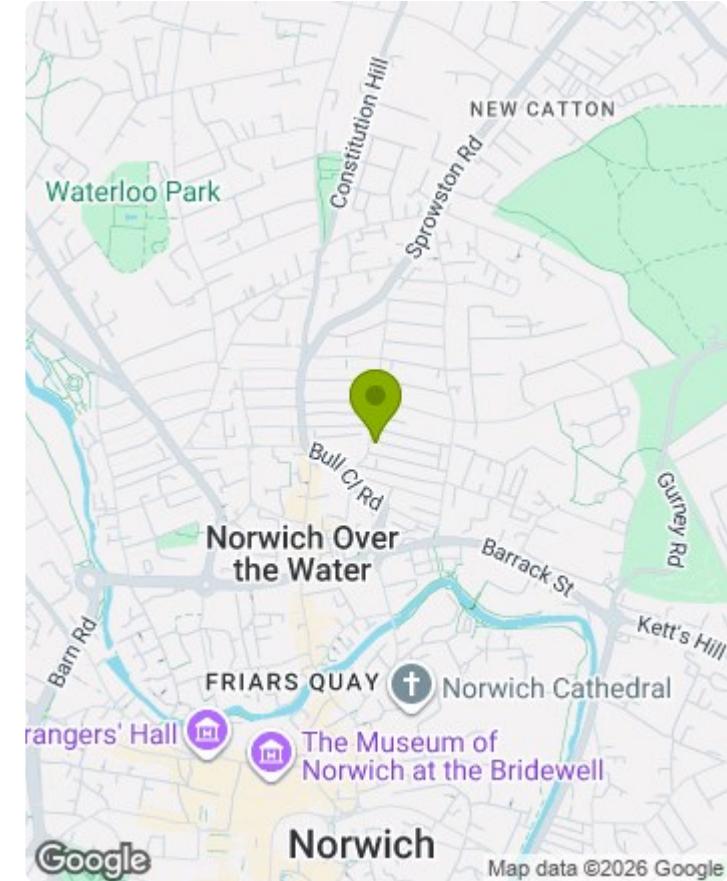
Agents Note

Council Tax Band A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	82
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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