



propertyladder



## Spencer Road, Norwich, NR6

A Chain Free Three Bedroom Semi Detached House!

OFFERS OVER £220,000 FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# SMART SPACE WITH PEACEFUL GARDEN RETREAT!

This well presented semi detached home is set on a private, non overlooked plot and is offered for sale with no onward chain! The property welcomes you with a spacious entrance hall and convenient ground floor WC, leading into a modern open plan kitchen/diner and a bright, comfortable living room. Two generously sized storage cupboards on the ground floor add excellent practicality. Upstairs, the landing provides access to three bedrooms, all benefiting from built-in wardrobes, alongside a family bathroom and a separate first floor WC!



“Designed for low maintenance, the garden features both lawn and a patio, ideal for outdoor dining and entertaining”



## Overview

- **Semi Detached House**
- **No Onward Chain & Recently Refurbished**
- **Three Bedrooms Off Landing**
- **Open Plan Kitchen/Diner With Granite Work Tops**
- **Allocated Off Road Parking Space**
- **Ground Floor & First Floor WC's**
- **Non Overlooked Garden With Storage Shed**
- **Ideal First Home In Residential Suburb**
- **Modern First Floor Family Bathroom**
- **Abundance Of Storage Cupboards Throughout**





## Location

Spencer Road, set within the popular NR6 area of Norwich, is a well-established residential location known for its community feel and convenient amenities. Just a short distance from local shops, schools, and parks, it offers everything needed for day to day living, while regular bus routes provide easy access into the city centre. With Norwich International Airport and the NDR close by, it's also perfectly placed for travel further afield, making it an ideal spot for families and professionals alike.

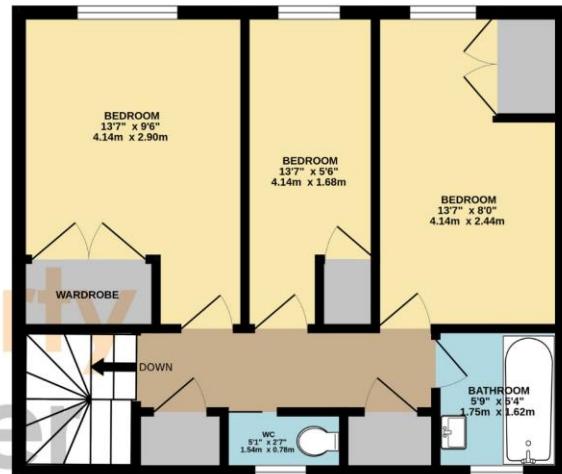


## Outside

Outside, the property benefits from an allocated off road parking space, while the rear garden is fully enclosed and enjoys a high degree of privacy. Designed for low maintenance, the garden features both lawn and a patio, ideal for outdoor dining and entertaining, together with a useful brick built storage shed.

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

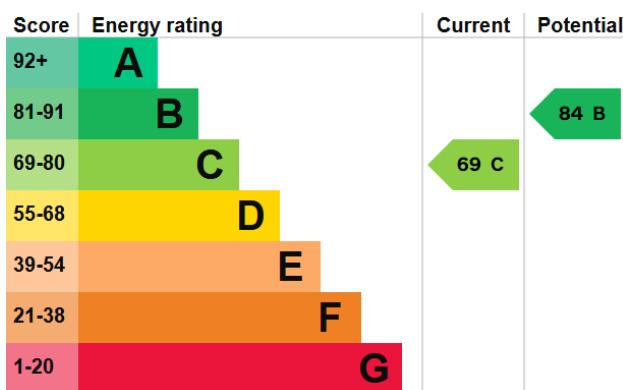
1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

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 guidance 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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## FULL EPC AVAILABLE UPON REQUEST



## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**COUNCIL TAX BAND:** B

**LOCAL AUTHORITY:** NORWICH CITY COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING



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98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
[propertyladderonline.com](http://propertyladderonline.com)

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