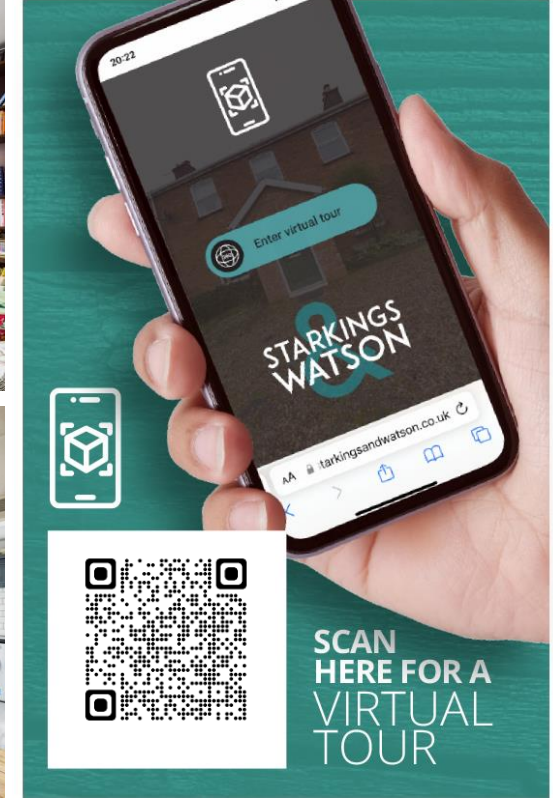


SPENCER STREET Norwich NR3 4PE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Motivated Vendors!
- Mid-Terrace Home with Character Features
- Two Reception Rooms
- Fitted Kitchen with Garden Access
- Two Double Bedrooms
- En Suite Bathroom
- Low Maintenance Non-Bisected Gardens
- Brick Built Storage Shed

IN SUMMARY

MOTIVATED VENDORS. This TRADITIONAL North City terrace offers a TRADITIONAL FEEL with a good sized non-bisected GARDEN which is perfect for ENJOYING the SUMMER SUN. With OUTBUILDINGS and a LOW MAINTENANCE FINISH, the garden is perfect for alfresco dining and entertaining. With uPVC double glazing and a 2021 installed gas fired CENTRAL HEATING BOILER, the accommodation comprises a sitting room with a feature fire place, inner hall with stairs to the first floor, DINING ROOM with storage under the stairs and ATTRACTIVE STRIPPED WOOD FLOORING, and finally the KITCHEN to the ground floor, with integrated COOKING APPLIANCES. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the main bedroom leading to the EN SUITE BATHROOM - complete with a RAINFALL SHOWER and STRIKING METRO TILING.

SETTING THE SCENE

Low level brick walling and a wrought iron gate lead to the attractive period style tiled entrance path. Low maintenance and with some planting, access leads to the main front door.

THE GRAND TOUR

The main sitting room is finished with a uPVC double glazed window to front, picture rail, fitted carpet, and a feature fire place which can be dressed with an electric fire or decorations. A door leads to the inner hall and stairs to the first floor, with a door to the dining room. Finished with stripped wood flooring, this characterful room includes storage under the stairs and a uPVC double glazed window to rear. A door takes you into the kitchen, with integrated cooking appliances, space for a fridge/freezer and washing machine, attractive metro tiling, and door to the rear garden. Upstairs, the landing leads to two double bedrooms - both finished with fitted carpet and uPVC double glazing, with a storage cupboard to the front bedroom. The en suite bathroom includes a rainfall shower and metro tiling with contrasting grout.

THE GREAT OUTDOORS

The low maintenance rear garden offers an area of hard standing, patio and shingle. Newly enclosed with brick walling and timber panelled fencing, a secure timber gate provides a rear access. A planted border runs in an L-shape to the rear, with a brick built W.C and storage shed.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

Postcode : NR3 4PE

What3Words : ///status.final.slides

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

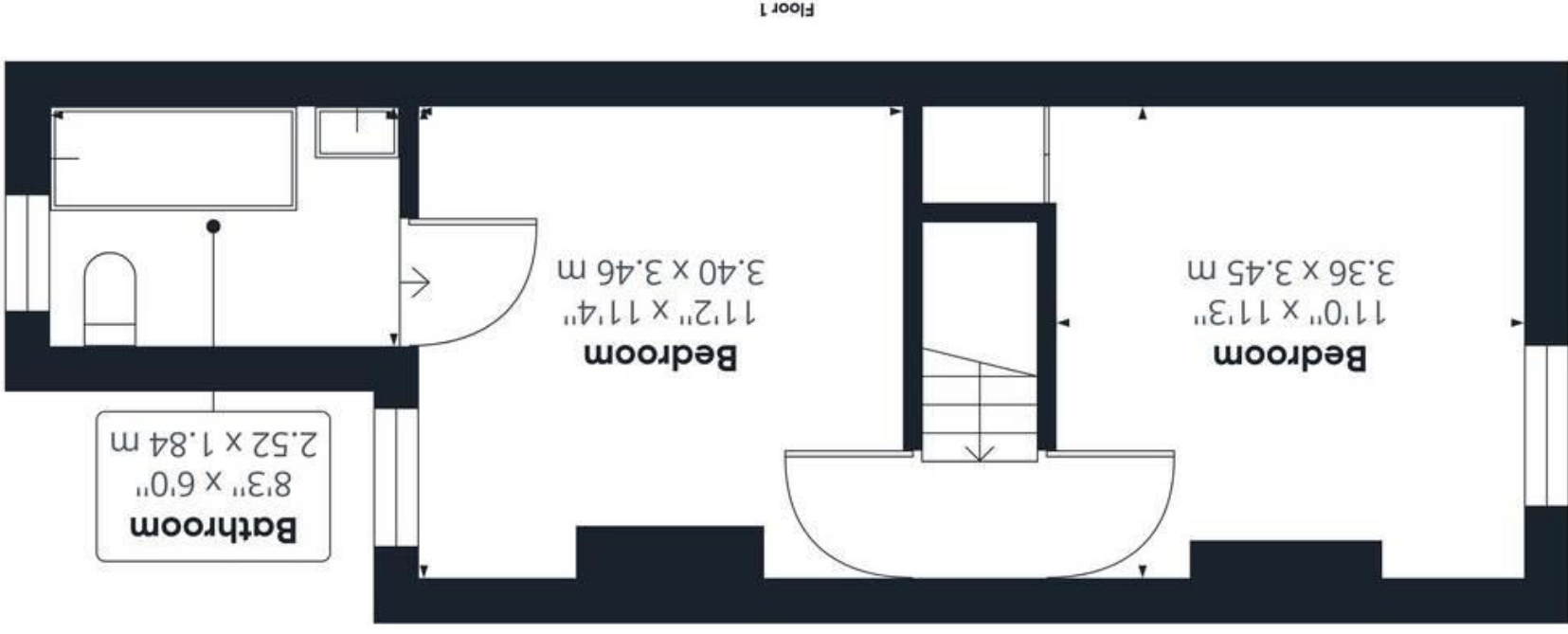
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾

641.07 ft²

59.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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