



**Spencer Street**  
**Norwich, NR3 4PA**  
**Guide Price £230,000 - £240,000**

**claxtonbird**  
residential



## Spencer Street, Norwich, NR3 4PA

\*\*\* Guide Price £230,000 - £240,000 \*\*\* Welcome to Spencer Street, Norwich - a charming Victorian terraced house. This delightful property boasts two reception rooms, two bedrooms, and two bathrooms, offering ample space for comfortable living.

As you step inside, you are greeted by a beautifully extended porch entrance sitting room. The modern fitted kitchen with built-in appliances is perfect for whipping up delicious meals, while the utility room adds convenience to your daily chores. One of the highlights of this property is the ground floor shower room and ensuite bathroom, providing both style and functionality. The house also retains some original features, adding a touch of history.

Outside, the non-bisected rear garden offers a private space. The property is offered with no onward chain.

### Entrance Porch

Upvc entrance door and glazed internal door to sitting room.

### Extended Sitting Room 14'11" max x 11'5" max (4.57m max x 3.50m max)

Upvc double glazed window to front aspect, picture rail, cornice, ceiling rose, feature cast iron fireplace with wood surround and two radiators.

### Dining Room 11'5" max x 10'11" (3.49m max x 3.34m)

Upvc double glazed window to rear aspect, feature cast iron feature fireplace with wood surround, under stairs storage cupboard and radiator.

### Kitchen 7'8" x 6'3" (2.35m x 1.91m)

Fitted kitchen comprising wall and base units with worktop over, built in oven, hob and extractor, sink with mixer tap, tiled splash back, tile effect floor and upvc double glazed window to side aspect.

### Utility Room

Wall units, worktop, space for washing machine, built in fridge freezer, wall mounted central heating boiler and upvc double glazed door to garden.

### Shower Room

Double walk in cubicle with inset shower, wash hand basin, low level W.C, part tiled walls, tile effect floor, extractor fan, spot lights, radiator and upvc double glazed window to rear aspect.

### First Floor

#### Bedroom 11'6" max x 11'0" (3.52m max x 3.36m)

Upvc double glazed window to front aspect, storage cupboard and radiator.

#### Bedroom 11'5" max x 11'1" (3.50m max x 3.38m)

Upvc double glazed window to rear aspect and radiator.

### En-Suite Bathroom

Panel bath with screen and shower over, wash hand basin, low level W.C, part tiled walls, tile effect floor, extractor fan, spot lights, radiator and upvc double glazed window to rear aspect.

### Outside

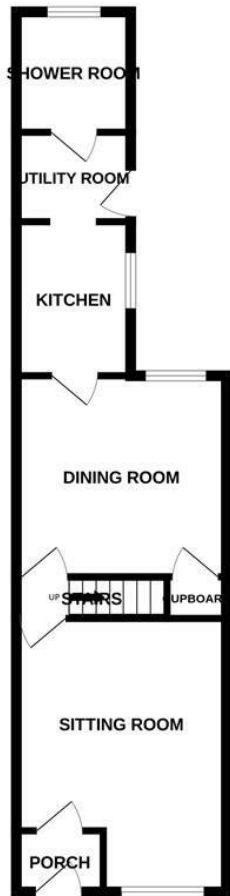
Walled front garden with path to entrance door.

Rear garden is non bisected enclosed by wall and fence with rear access gate and timber shed.

### Agent Note

Council Tax Band - A

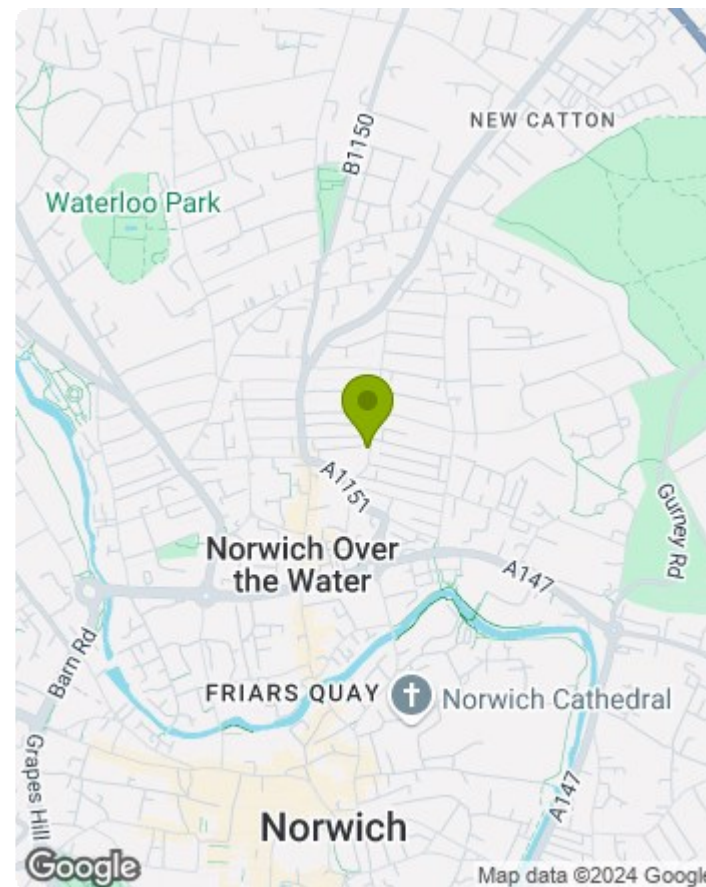




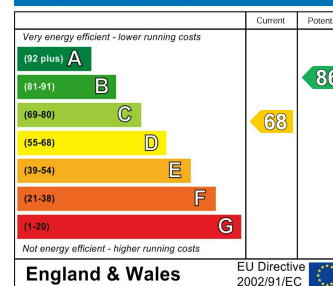
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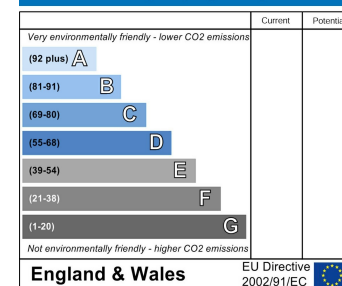
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO<sub>2</sub>) Rating



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