



## Spencer Road, Norwich, NR6 6DF

A Three Bedroom End Terrace Ideal Starter Home!

**GUIDE PRICE £230,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# FIRST TIME BUYERS DREAM!

This end-terrace home offers a practical layout with plenty of space. The entrance hall leads to a well-equipped kitchen that flows into the dining room, creating a convenient setup for everyday meals and entertaining. The living room is bright and comfortable, and a ground-floor WC adds extra convenience. Upstairs, three well-sized bedrooms are accessed from the landing, along with a bathroom and a separate WC. Plenty of built-in cupboards throughout the home provide great storage options.



“ a versatile ground-floor study/reception room offers flexibility for work or relaxation ”



## Overview

- End Terrace House
- Three Bedrooms
- Allocated Parking
- Generous Rear Garden
- Two Reception Rooms
- Ground Floor WC & First Floor Bathroom
- Entrance Hall & Abundance Of Storage
- Ideal First Home





## Location

Spencer Road in Norwich offers a prime location with excellent accessibility. Close to the city centre, it benefits from strong transport connections, making travel and commuting easy. The area is well-served by shops, cafes, and restaurants, while nearby schools and parks make it a great choice for families. With access to green spaces and recreational facilities, residents can enjoy a balanced lifestyle that blends urban convenience with outdoor enjoyment. Spencer Road provides a welcoming and well-connected community atmosphere.

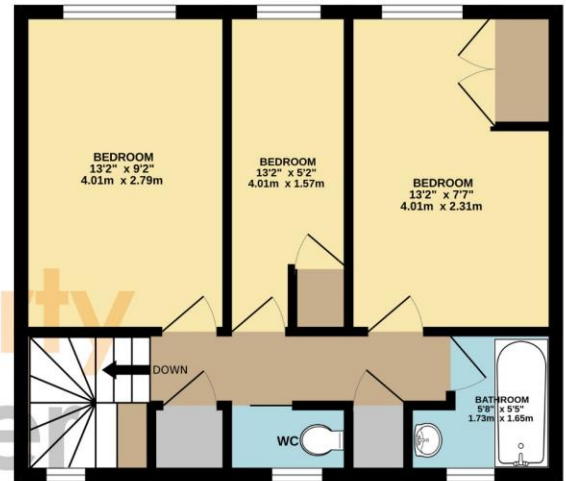


## Outside

Outside, the property offers one allocated parking space. The spacious rear garden proves fully enclosed and offers an ideal mix of lawn and patio. A brick built storage shed adds convenience

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

## Selling your home?

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

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98 Crostwick Lane, Spixworth, NR10 3NQ

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