



**7 Spencer Street | | Norwich | NR3 4PA**

**Guide Price £220,000**

**\*\*GUIDE PRICE £220,000 TO £230,000 \*\*BAY FRONTED NR3 TERRACE WITH OFF ROAD PARKING TO THE FRONT\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, mid terrace house located within walking distance to the City Centre in the sought after NR3 area of Norwich. Accommodation comprising LOUNGE, DINING ROOM, KITCHEN and BATHROOM to the ground floor. On the first floor there are TWO BEDROOMS off landing with bedroom three off bedroom two. Outside there is OFF ROAD PARKING to the front and a NON-BISECTED REAR GARDEN. The house benefits from DOUBLE GLAZING, GAS HEATING and is offered with NO ONWARD CHAIN. The house would make a great first time purchase so be quick to book a viewing.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other details are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and appearance should have not been tested and no guarantee is given to their accuracy or efficiency and no other details are shown. Made with Metaplan 6.0.0.2

### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the City centre with ease of access to the Norwich Ring Road and NDR.

### Accommodation Comprises

Front door to:

#### Lounge 11'11" x 10'11"

Double glazed, radiator, wood burner.

#### Dining Room 10'9'4" x 10'11"

Double glazed window, radiator, storage cupboard.

#### Kitchen 8'0" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, washing machine and fridge/freezer, double glazed window.

#### Bathroom 8'11" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to bedroom one and two.

#### Bedroom One 10'11" x 10'10"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

#### Bedroom Two 11'1" x 10'10"

Double glazed window, radiator, cast iron fireplace.

#### Bedroom Three 8'0" x 5'10"

Double glazed window, radiator, boiler.

### Outside Front

Off road parking space.

### Outside Rear

Non bisected courtyard garden with rear gate access.

### Local Authority


Norwich City Council - Tax Band A

### Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Norwich City Council, Tax Band A

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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