



**Spencer Street**  
**Norwich, NR3 4PA**  
**Guide Price £210,000**

**claxtonbird**  
residential



## Spencer Street, Norwich, NR3 4PA

This well-presented three-bedroom home offers a blend of character and practicality. The ground floor features a cosy sitting room with a fireplace, wood-effect flooring, and an open-plan staircase. The adjoining dining room leads into a modern kitchen with built-in oven, hob, and extractor, plus space for appliances. A rear lobby gives access to the garden, and there's a ground-floor bathroom with shower over bath. Upstairs, there are two spacious double bedrooms and a third smaller bedroom housing the central heating boiler. Outside, the property boasts a walled front garden and a non-bisected rear garden with ample space for outdoor seating, all enclosed by fencing. UPVC double-glazed windows are fitted throughout, and the property benefits from gas central heating.

### **Sitting Room 11'3" max x 10'11" (3.45m max x 3.34m)**

Upvc double glazed entrance door, fireplace, wood effect floor, upvc double glazed sash look window, open plan staircase and radiator.

### **Dining Room 11'3" max x 10'10" (3.45m max x 3.32m)**

Upvc double glazed sash look window, wood effect floor, open to kitchen, stairs to first floor and radiator.

### **Kitchen 8'1" x 5'11" (2.47m x 1.82m)**

Wall and base units with worktop over, sink drainer, tiled splash back, built in oven, hob and extractor, wood effect floor, space for fridge freezer and washing machine and upvc double glazed window.

### **Lobby**

Door to garden

### **Bathroom 6'0" x 5'3" (1.84m x 1.61m)**

Panel bath with shower over, low level W.C, wash hand basin, towel rail radiator, upvc double glazed window, part tiled walls and wood effect floor.

### **First Floor**

#### **Bedroom 11'3" max x 10'11" (3.45m max x 3.33m)**

Upvc double glazed sash look window, storage cupboard and radiator.

#### **Bedroom 11'3" max x 10'11" (3.45m max x 3.34m)**

Upvc double glazed sash look window, radiator and door to bedroom three.

#### **Bedroom 7'11" x 5'10" (2.42m x 1.78m)**

Upvc double glazed sash look window, wall mounted central heating boiler and radiator.

### **Front Garden**

Walled front garden with pathway to entrance door.

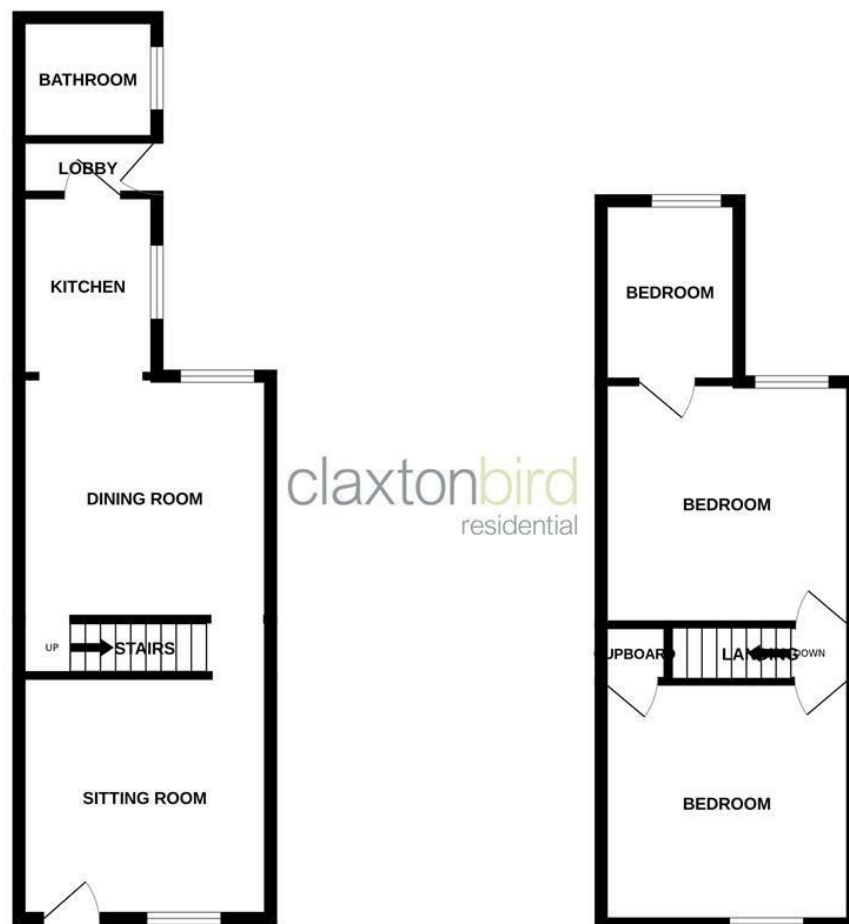
### **Rear Garden**

Non bisected rear garden, ample space for outside table and chairs and enclosed by fencing.

### **Agents Note**

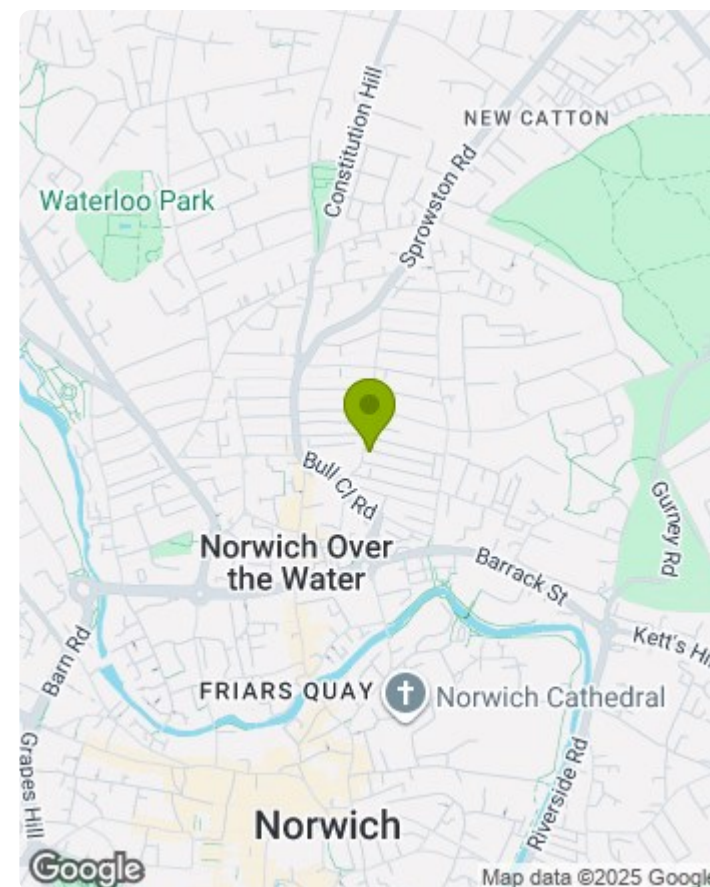
Council Tax Band A



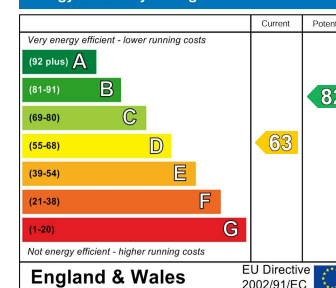
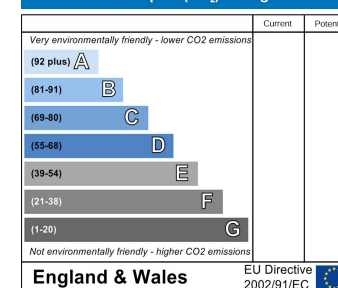


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025



## Energy Efficiency Rating

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

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002

Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)

[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

claxtonbird  
residential



