







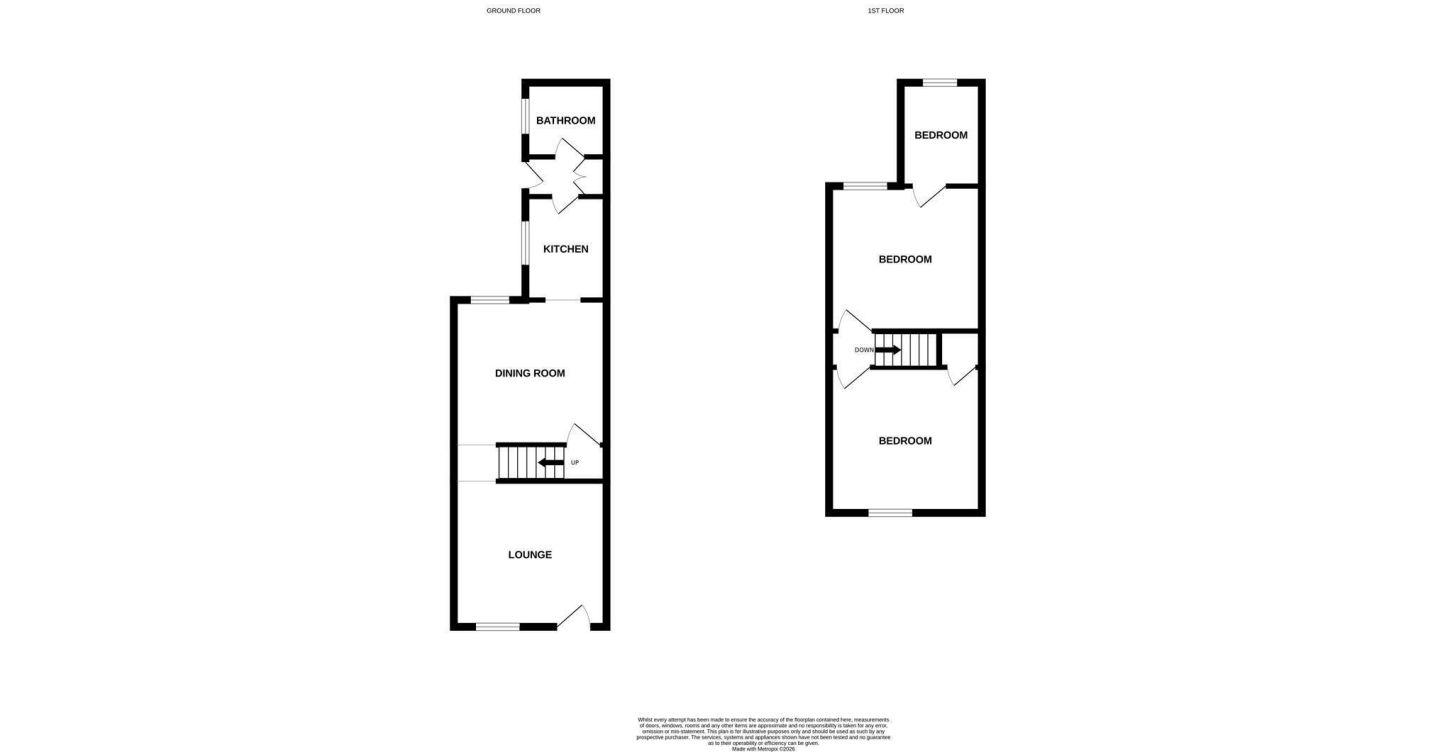
24 Spencer Street I I Norwich I NR3 4PA

Guide Price £180,000

GUIDE PRICE £180,000 - £190,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this three bedroom mid-terrace house, ideally positioned within the highly sought-after NR3 area of Norwich and offered with the significant advantage of no onward chain. Offering comfortable and practical accommodation with plenty of potential for buyers to make their own, this appealing property represents an excellent opportunity for those looking to take their first step onto the property ladder. The ground floor comprises a comfortable and inviting lounge, separate dining room providing an excellent space for everyday dining and entertaining, fitted kitchen and bathroom. Upstairs, there are two good-sized bedrooms off landing, with bedroom three accessed via bedroom two, offering useful flexibility for a home office, nursery or guest room. Outside, the property benefits from a small, low-maintenance front garden, while to the rear is the particular advantage of a non-bisected garden, providing a convenient outdoor space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, versatile accommodation, a desirable non-bisected rear garden and a popular NR3 location, this chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.

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Location
Spencer Street is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

Accommodation Comprises
Front door to:

Lounge 11'5" x 10'11"
Double glazed window, radiator.

Dining Room 11'6" x 10'10"
Double glazed window, radiator.

Kitchen 7'8" x 6'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Bathroom 6'2" x 5'6"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'5" x 10'11"
Double glazed window, radiator, cupboard.

Bedroom Two 11'5" x 10'11"
Double glazed window, radiator.

Bedroom Three 7'8" x 6'2"
Double glazed window, radiator, boiler.

Outside Front
Small low maintenance garden with path to front door.

Outside Rear
Non-bisected paved garden enclosed by fencing and walling with rear gate access.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Fibre to the property,
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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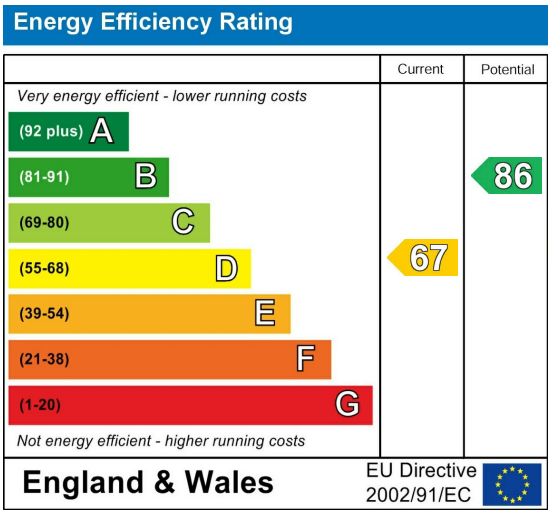












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Freehold

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.