



22 Spencer Road, Norwich

£235,000 Freehold

This spacious three-bedroom end-terrace house offers a combination of practicality and comfort, featuring a well-designed layout, ample storage, and versatile living spaces. Recently refurbished, the home is ready for you to move straight in. With its thoughtful design and generous proportions, this property is perfectly suited for a variety of lifestyles.

Location

Spencer Road is located in the city of Norwich, offering convenience and accessibility. Situated within easy reach of the city centre, the area benefits from excellent transport links, making it ideal for commuting or exploring Norwich's historic landmarks. Local amenities include a variety of shops, cafes, and restaurants, while nearby schools and parks make it a practical choice for families. The area's proximity to green spaces and recreational facilities provides opportunities for outdoor activities, creating a balance between urban living and natural surroundings. Spencer Road's location offers both convenience and a welcoming neighbourhood environment.



Agent Notes

We understand that the property will be sold freehold, connected to mains water, electricity, gas and drainage.

Maintenance fee: £238 per year

Tax council band -B



Spencer Road, Norwich

Upon entering the property, you are greeted by a welcoming entrance hall with a conveniently placed W/C. The entrance hall boasts two cupboards, providing ample storage space. To your right are the stairs leading to the bedrooms. Walking through the hall, a spacious lounge area awaits, offering a perfect setting for relaxation and entertainment.

Continuing through the lounge, you will find yourself in the spacious kitchen/diner, perfect for cooking and dining with family and friends. The kitchen features generous cupboards and counter space. A second door in the kitchen allows easy access back to the entrance hall, adding to the overall convenience of the layout. Additionally, the kitchen has another door leading outside to the lawn, providing a seamless connection to the outdoor space.

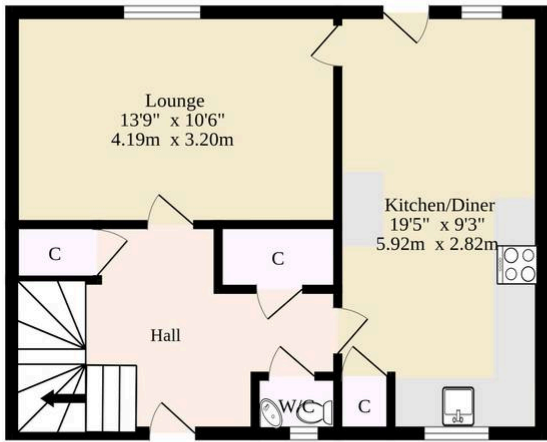
On the first floor, there are three well-appointed bedrooms, each featuring a window aspect that allows for natural light. The first bedroom to the left provides a comfortable space and includes a double wardrobe, while the second bedroom features a built-in wardrobe for practical storage solutions. All bedrooms feature built-in radiators for added comfort. The landing also features a separate W/C and additional cupboards, providing further storage options for a tidy and organized living space.

On the first floor, you'll find three well-appointed bedrooms, each with a window aspect that fills the rooms with natural light. The first bedroom to the left offers a comfortable and inviting space, while the second bedroom is equipped with a built-in wardrobe for practical storage. The third bedroom stands out with the added convenience of a double wardrobe. All bedrooms feature built-in radiators for added comfort. The landing also features a separate W/C and additional cupboards, providing further storage options for a tidy and organized living space.

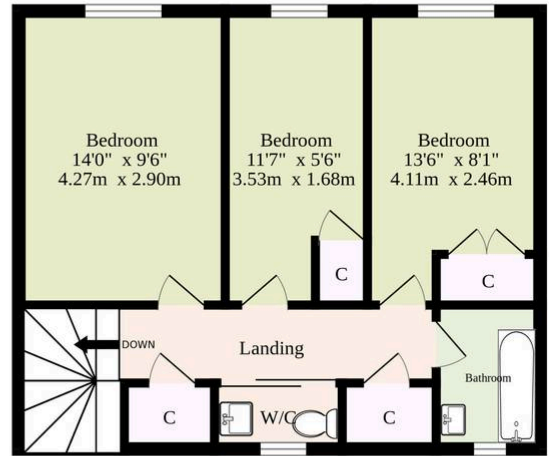
The property benefits from an enclosed rear garden, offering privacy and space for relaxation or outdoor activities. Additionally, the property provides allocated off-road parking.



Ground Floor
340 sq.ft. (31.6 sq.m.) approx.



1st Floor
313 sq.ft. (29.1 sq.m.) approx.



Sqft Excludes Bathroom , Both W/C'S And Cupboards/Storage.

TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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