



## 16 Spencer Street, Norwich

OIRO £240,000 Freehold

Introducing this captivating three-bedroom terraced house, a traditional Victorian terrace that exudes charm and character, ideal for first-time buyers seeking a home that beautifully combines historic appeal with modern comforts. Nestled in a sought-after location, this property boasts a plethora of period features that add to its unique allure.



## Location

Nestled in the heart of Norwich's vibrant NR3 area, Spencer Street is ideally positioned for both convenience and charm. This sought-after location offers easy access to the city centre, just a short stroll or drive away, where you'll find a thriving mix of shops, restaurants, and cultural attractions. Perfect for families and professionals alike, the area is well-served by local schools, parks, and amenities. With nearby Mousehold Heath providing a stunning green retreat for outdoor activities and scenic walks, this address seamlessly blends urban living with natural beauty. Excellent transport links and a strong sense of community make Spencer Street a fantastic place to call home.



## Spencer Street

Upon entering, you are greeted by an open-plan living space that seamlessly flows from the sitting/dining room to the well-equipped modern kitchen, creating a harmonious environment for daily living and entertaining.





The sitting/dining room features a charming feature fireplace, windows to the front and rear aspects that flood the room with natural light, and a staircase leading to the first floor.

The kitchen has been tastefully re-fitted with a range of wall and base units, complemented by sleek worktops and ample space for appliances. A rear lobby provides additional storage space and grants access to the convenient wet room and the private enclosed courtyard garden, where outdoor relaxation beckons.

Upstairs, the property offers three bedrooms, with the versatility of the third bedroom allowing for multiple uses such as a dressing room or home office. The third bedroom is accessed through the main bedroom, offering flexibility to adapt the space to suit individual needs.

Beyond the doorstep, a side return provides practical storage solutions, while the enclosed courtyard garden offers a tranquil retreat with an access gate to the rear. This property encapsulates a perfect blend of historic elegance, contemporary living, and convenient urban lifestyle, presenting a unique opportunity to own a home that is as functional as it is charming.

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

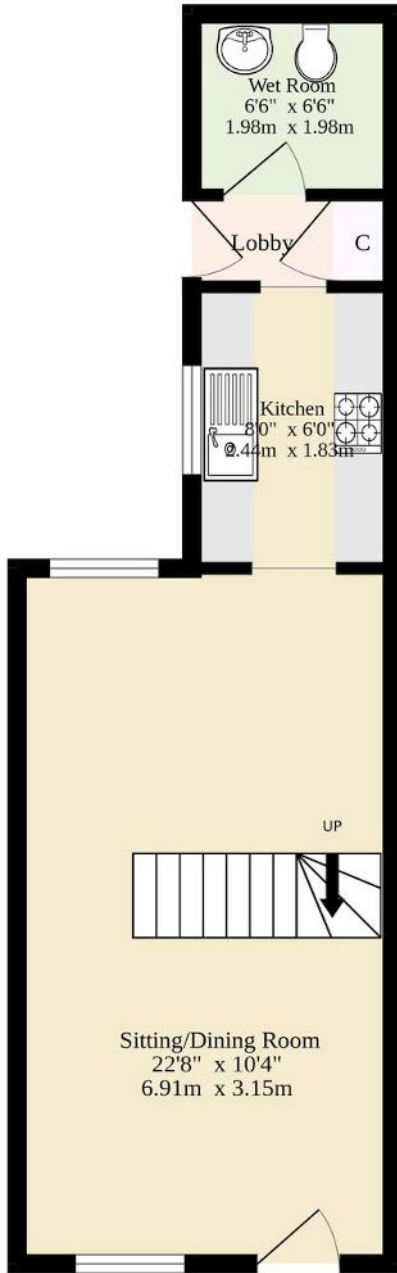
Tenure: Freehold

EPC Energy Efficiency Rating: D

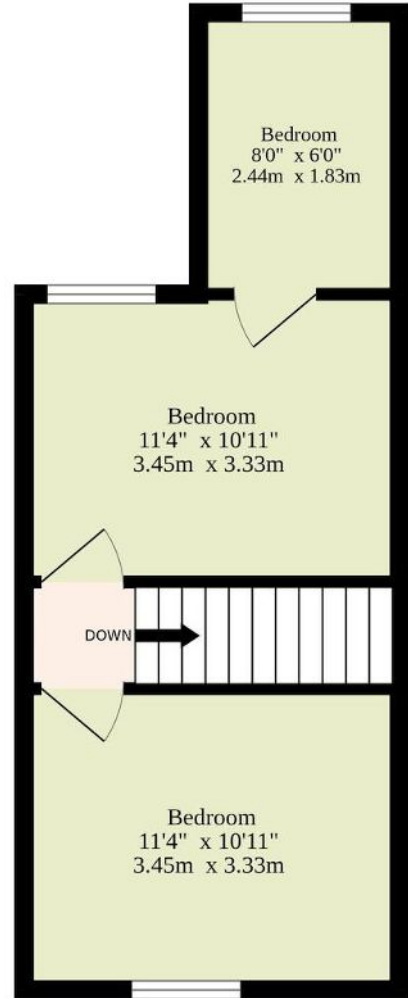
EPC Environmental Impact Rating: E



Ground Floor  
322 sq.ft. (29.9 sq.m.) approx.



1st Floor  
278 sq.ft. (25.8 sq.m.) approx.



Sqft Doesn'T Include Rear Lobby

TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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