

Arnolds | Keys



78 Spencer Street, Norwich, NR3 4PD

Offers Over £230,000

- TWO RECEPTION ROOMS
- MODERN, BRIGHT ACCOMMODATION
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- CLOSE TO THE CITY CENTRE
- LOW MAINTENANCE GARDEN

78 Spencer Street, Norwich NR3 4PD

*OPEN HOUSE EVENT - STRICTLY BY APPOINTMENT ONLY - Saturday 22nd June 2024 from
9.00am -
Call 01263738444 to book a viewing.

A beautifully presented Victorian terraced home ideally located within a sought after area close to the City Centre of Norwich. The home boasts bright and characterful accommodation with two reception rooms, three bedrooms and an enclosed garden.



Council Tax Band: A



DESCRIPTION

Situated within a sought after area just North of the City of Norwich, this three bedroom terraced home offers bright and beautifully presented accommodation with the perfect mix of character and contemporary style. The property comprises two reception rooms, a modern kitchen with utility area, bathroom and three bedrooms; one currently used as a dressing room. The home offers an enclosed and paved rear garden, making it ideally low maintenance. The property is ideal for first time buyers, young families or as an investment opportunity, conveniently located within easy reach of local amenities.

LIVING ROOM

UPVC door to front entrance, double glazed window to front, wooden flooring, radiator.

DINING ROOM

Double glazed window to rear, built-in under stairs storage cupboard, radiator, built in storage cupboard.

KITCHEN

Two double glazed windows to side aspect, UPVC door to side, comprising base units with worksurface over, stainless steel sink and drainer, electric Hotpoint hob. Utility area with space and plumbing for a washing machine and tumble dryer.

BATHROOM

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising bath with mains connected shower over, WC, wash hand pedestal basin, heated towel rail, vinyl flooring and tiled walls, extractor fan.

FIRST FLOOR

BEDROOM ONE

Double glazed window to rear aspect, wooden flooring, radiator.

BEDROOM TWO

Double glazed window to front aspect, wooden flooring, built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to front aspect, wooden flooring, built in wardrobe, radiator.

EXTERNAL

To the front of the property there is a small enclosed courtyard with a shingle area and path to the front door. To the rear there is a paved enclosed courtyard garden.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: A

Gas central heating.



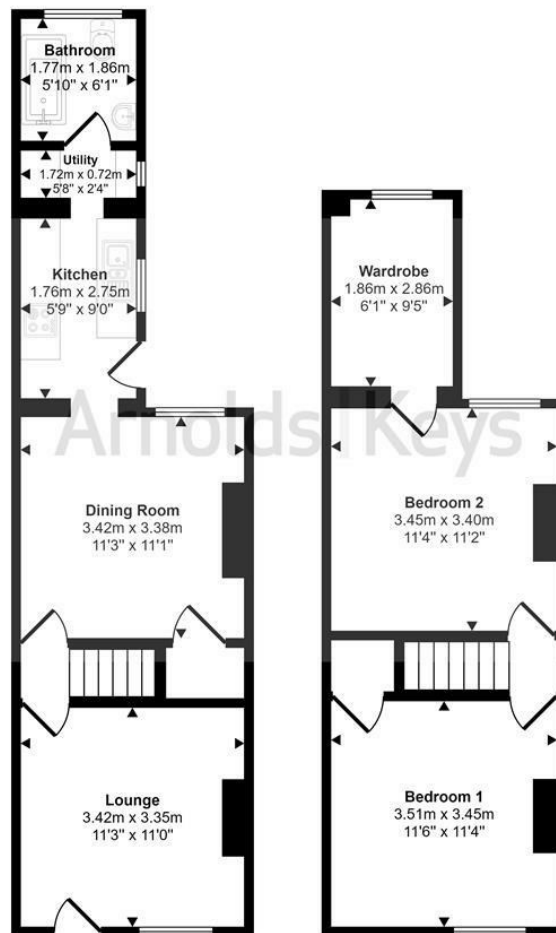
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft

First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

