

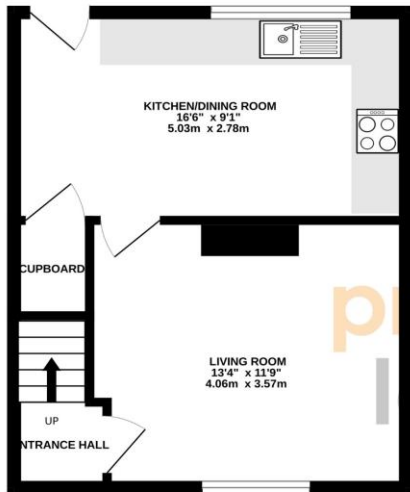


Spencer Road, Norwich, NR6 6DF

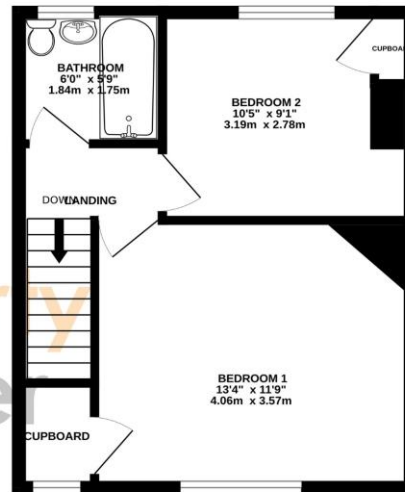
This well-presented mid-terrace home is offered for sale with no onward chain, making it an ideal choice for first-time buyers or investors! The home benefits from a recently replaced boiler, installed in 2023!

GUIDE PRICE £200,000 freehold

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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Room Dimensions

Entrance Hall

Living Room - 13'4 x 11'9 (4.06m x 3.57m)

Kitchen/Diner - 16'6 x 9'1 (5.03m x 2.78m)

Bedroom One - 13'4 x 11'9 (4.06m x 3.57m)

Bathroom - 6' x 5'9 (1.84m x 1.75m)

Bedroom Two - 10'5 x 9'1 (3.19m x 2.78m)

Outside

the property benefits from an allocated parking space and an abundance of open greenery space to the front! The rear garden proves low maintenance and fully enclosed, with a brick built outbuilding, providing a useful and secure storage space.

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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