

propertyladder



Spencer Street, Norwich, NR3

A Beautifully Presented Two Bedroom Victorian-Style Terrace

£250,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A Stylish NR3 Victorian Revival

The property offers what we consider to be one of the most desirable layouts for a home of this type, with two reception rooms, two double bedrooms and two bathrooms, providing excellent flexibility for couples, small families or those looking for additional space to work from home.

An insulated and double-glazed entrance porch, rebuilt by the current owners in recent years, creates a useful additional space and provides a welcome buffer between the house and outside world.

The front living room is light and welcoming, while the separate dining room provides excellent additional reception space and could equally work as a home office, snug or entertaining area. The ground floor has also benefited from new LVT flooring and radiators, adding a fresh and contemporary feel throughout.

To the rear, the modern fitted kitchen is well appointed and practical, with a rear hallway providing access to both the garden and the ground floor bathroom. A new composite door provides direct access to the garden.

Upstairs, there are two genuine double bedrooms. The front bedroom benefits from a useful storage cupboard, while the rear bedroom enjoys the added luxury of its own en-suite shower room.



“One of the standout features of the property is the sense of space, both inside and out”



- Attractive Victorian-Style Terrace
- Two Double Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Insulated & Double-Glazed Entrance Porch
- New LVT Flooring & Radiators Downstairs
- New Composite Garden Door
- Viessmann Gas-Fired Boiler
- Landscaped Rear Garden With Gated Access



Location

NR3 has developed into one of Norwich's most vibrant and sought-after residential areas, combining the character of established Victorian and period housing with an increasingly diverse selection of independent businesses and amenities.

Spencer Street is ideally placed for everyday convenience, with a wide variety of shops, supermarkets, cafés, pubs, restaurants and local services all within easy walking distance. The area is particularly well known for its independent coffee shops, eateries and social scene, giving it a distinctive community feel.

Norwich city centre is also readily accessible on foot, putting the city's extensive range of shopping, dining, cultural and leisure facilities close at hand. The nearby River Wensum and surrounding green spaces provide opportunities for walking and enjoying the outdoors.



Outside

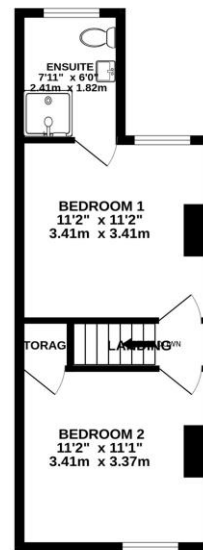
Outside, the enclosed rear garden has been thoughtfully landscaped to create an easy-to-maintain space, with a paved patio, gravelled areas and raised flower and shrub beds. Gated rear access allows practical access to the back of the plot – a useful feature for gardening, storage and bringing items in and out of the property.

A characterful Victorian-style home offering an excellent layout, a range of thoughtful improvements and a superb city location – an ideal opportunity to enjoy everything that makes NR3 so appealing.

GROUND FLOOR
390 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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.
Made with Metropix 6/2025

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: A

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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