



**96 Spencer Street, Norwich**

£210,000 Freehold



**websters.**

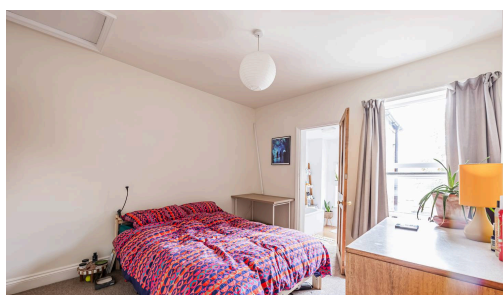
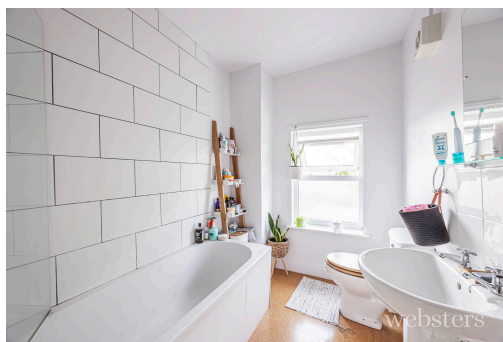


Presenting this charming Victorian terrace, boasting an abundance of natural light and spacious living. This delightful property features two double bedrooms, ideal for comfortable living arrangements. The family bathroom provides convenience, while the modern kitchen adds a touch of contemporary elegance. Step outside to enjoy the private and spacious rear garden, perfect for relaxing or entertaining guests.

This property comes with the added benefit of no onward chain, streamlining the purchasing process for prospective buyers. The open plan sitting/dining room offers versatile living space, ideal for modern lifestyles. Located in a highly sought-after area, residents will enjoy the convenience of nearby amenities and a sense of community.



- Light And Spacious Victorian Terrace
- Two Double Bedrooms
- Family Bathroom
- Modern Kitchen
- Private And Spacious Rear Garden
- No Onward Chain
- Open Plan Sitting / Dining Room
- Highly Sought After Location



**Sitting / Dining Room**

25' 8" x 11' 4" (7.82m x 3.45m)

Open plan space with stripped wooden flooring, two uPVC double glazed windows to the front and rear aspects, two radiators, part obscure uPVC double glazed front door with fan light over and stairs leading to the first floor.

**Kitchen**

8' 1" x 6' 0" (2.46m x 1.84m)

Comprising a range of wall and base units with solid wooden work tops, integrated electric oven with induction hob and extractor fan over, space and plumbing for slim line dish washer, space for fridge - freezer, wall mounted gas boiler, inset ceramic sink with mixer tap, cork flooring, uPVC double glazed window to the side aspect and a uPVC double glazed door to the rear garden.

**Bedroom One**

11' 3" x 11' 2" (3.42m x 3.41m)

Double bedroom with a uPVC double glazed window to the rear aspect, built in storage cupboard, loft hatch, radiator and floor laid to carpet.

**Bathroom**

8' 0" x 5' 11" (2.45m x 1.80m)

Panel bath with dual shower heads over, tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, cork flooring, extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.

**Bedroom Two**

11' 3" x 11' 3" (3.42m x 3.43m)

Double bedroom with a uPVC double glazed window to the front aspect, radiator and floor laid to carpet.

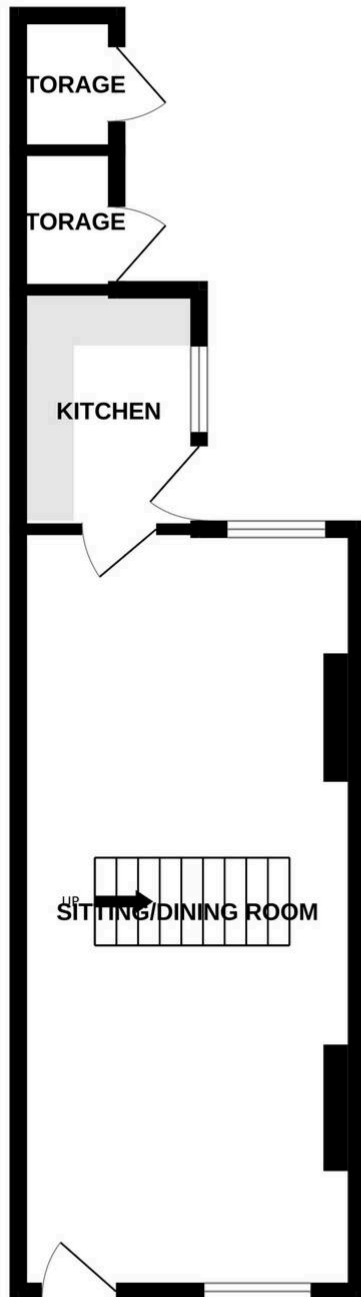
Council Tax band: A

Tenure: Freehold

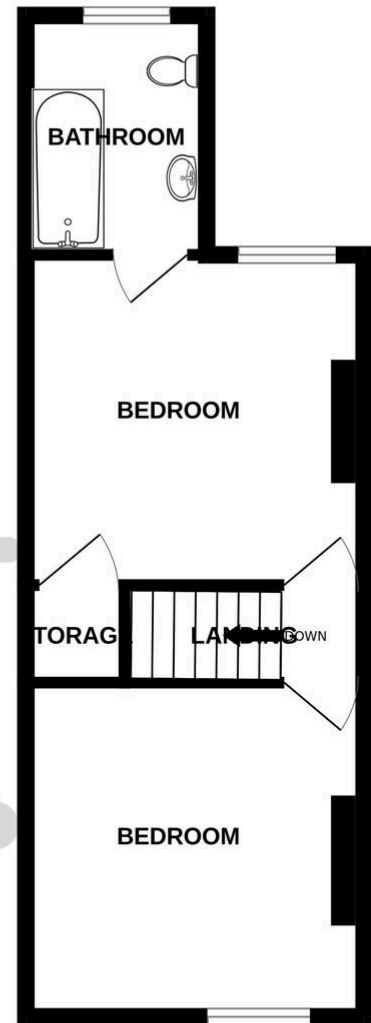
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR



1ST FLOOR



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 ©2025

You can include any text here. The text can be modified upon generating your brochure.