



Spencer Road | , Norwich, NR6 6DF

£1,100 pcm

Gilson Bailey Lettings are delighted to offer this well presented TWO double bedroom house situated overlooking the green, yet close to local shops, schools and is within easy reach of the airport and the City centre. The accommodation comprises of an entrance hall, large living room, kitchen /dining room, master bedroom, second double bedroom, modern bathroom with shower over the bath, private garden, parking, gas central heating, double glazing, Council Tax Band B, Energy Rating C, UNFURNISHED

Available From: 05 May 2026




Bedroom 1 (First Floor)

4.60m (15'2") x 3.30m (10'10")
 Double bedroom with front aspect window overlooking the green. Built in wardrobe, radiator.

Bedroom 2 (First Floor)

3.60m (11'10") x 2.60m (8'7")
 Second double bedroom, rear aspect window overlooking the garden. Built in wardrobe, radiator.

Separate WC (First Floor)

Separate WC in white, frosted window.

Agents notes

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents notes

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents notes

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Garden

Private enclosed garden, patio area, large lawn area.

Parking

One allocated parking space, unrestricted on street parking.

Entrance Hall (Ground Floor)

Front door to entrance hall, quality laminate floor, built in storage cupboard, radiator.

Kitchen Dining Room (Ground Floor)

6.70m (22'0") x 2.60m (8'7")
 22ft long kitchen dining room. Kitchen area with ample storage and work surface. Appliances include electric hob, oven and cooker hood. Space and plumbing for additional appliances. Dining area, inset spotlights, tiled floor, door to garden.

Living Room (Ground Floor)

4.60m (15'2") x 3.50m (11'6")
 Large living room with big front aspect window which allows much natural light in providing the room with a bright and relaxed feel. Quality laminate floor, feature fireplace recess, TV point, radiator.

Bathroom (First Floor)

Modern suite in white comprising bath with shower over and wash basin. Heated towel rail, frosted window, extensive tiling.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **71** (D)

Potential Energy Rating: **85** (B)

Directions: Leave the city via Magdalen Road, proceed up Constitution Hill. At the 2nd Roundabout turn left onto the outer ring road. At the first lights turn right onto St Faiths Rd. Proceed onto Fifers Lane, over the roundabout and take the 1st left into Blickling Rd. At the end turn right into Spencer Rd.