



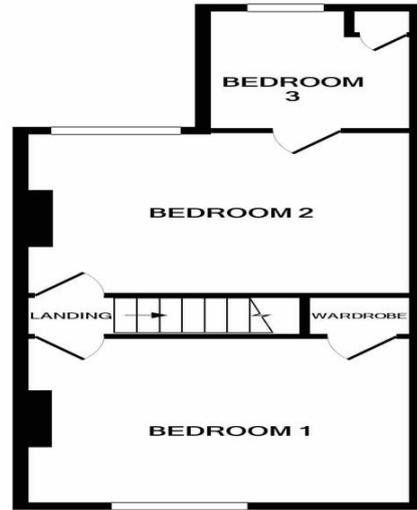
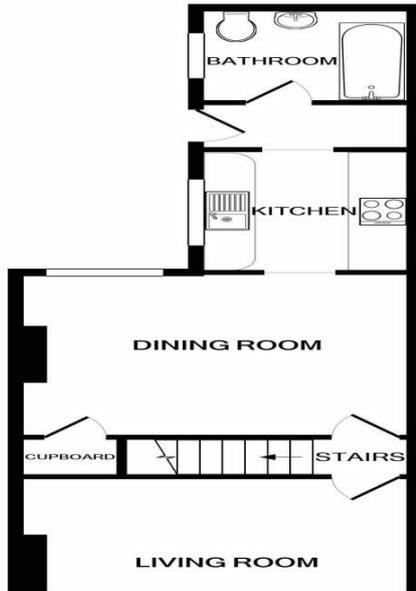
Spencer Street | , Norwich, NR3 4PA

£995 pcm

Gilson Bailey Lettings are delighted to offer this three bedroom Victorian house situated close to local shops, schools, pubs and within walking distance of the City centre. The accommodation comprises of a living room, separate dining room, kitchen, two double bedrooms, one single bedroom, bathroom with shower over the bath, private garden, on street parking, double glazing, gas central heating, Council Tax Band A, UNFURNISHED

Available From: 04 May 2026





1ST FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.

Bedroom 1 (First Floor)

3.50m (11'6") x 3.40m (11'2")
 Double bedroom, rear aspect window overlooking the garden.
 Radiator, door to bedroom 3.

Bedroom 2 (First Floor)

3.50m (11'6") x 3.40m (11'2")
 Second double bedroom, front aspect window, built in wardrobe,
 radiator.

Bedroom 3 (First Floor)

2.40m (7'11") x 1.90m (6'3")
 Good sized single bedroom, rear aspect window, built in
 cupboard, radiator. This room would also make an ideal
 dressing room or home office.

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

Fully enclosed rear garden, mainly decked for easy
 maintenance. Timber shed.

Parking

On street permit parking.

Bathroom (Ground Floor)

Modern suite in white comprising bath with electric shower over,
 WC and wash basin. Extensive tiling, frosted window, radiator.

Dining Room (Ground Floor)

3.50m (11'6") x 3.40m (11'2")
 Separate dining room, rear aspect window, built in storage
 cupboard, feature fireplace recess, radiator.

Kitchen (Ground Floor)

2.40m (7'11") x 1.90m (6'3")
 kitchen with ample storage and work surface. Appliances
 include electric hob, oven and cooker hood. Space and
 plumbing for additional appliances. Door to garden.

Living Room (Ground Floor)

3.50m (11'6") x 3.40m (11'2")
 Large living room with big front aspect window which allows
 much natural light in providing the room with a bright and
 welcoming feel. Feature fireplace recess, TV point, radiator.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Vary environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (70-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	88		
	65		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions: turn left onto Riverside Rd/A147, at the roundabout
 take the 1st exit onto Barrack St/A147, at the next roundabout
 take the 3rd exit onto Charlton Rd/A1151, turn left onto Bull
 Close Rd, turn right onto Spencer st.