

ARLINGTON
PARK



ARLINGTON
PARK

ONLINE ENQUIRIES ONLY

Order to be considered for a viewing, please contact us online through this listing.

Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.
133 Spencer Street
Norwich, NR3 4PG

£1,200 Per Calendar Month



3 1 2 D

Three-bedroom Victorian terraced home, situated in the highly sought-after NR3 postcode, offering a blend of period character and modern convenience. This unfurnished property benefits from a traditional layout, a low-maintenance private rear garden, and is ideally positioned for easy access to Norwich city centre. Perfect for professionals or a small family looking to enjoy the vibrant local community and excellent nearby amenities, with the added bonus of a dedicated home office space.

- Three-bedroom mid-terrace period property
 - Modern fitted galley kitchen with ample storage
 - Versatile third bedroom, perfectly presented as a study
 - Gas central heating and double glazing throughout
- Two well-proportioned reception rooms
 - Ground floor family bathroom with a white suite
 - Private and low-maintenance rear garden
 - Highly desirable NR3 location close to local amenities



LAYOUT AND STYLE

This charming Victorian mid-terrace property offers a traditional and versatile layout, characteristic of the popular NR3 area. Entering the home, you are greeted by a bright and spacious front reception room, featuring a classic bay window that allows for plenty of natural light. This flows seamlessly into the second reception room, which serves perfectly as a formal dining area or comfortable sitting room.

KITCHEN AND BATHROOM

As indicated on the floorplan, the dining room leads into a modern, well-appointed galley kitchen. The kitchen boasts contemporary cabinetry, generous worktop space, and integrated facilities, presenting a sleek and functional cooking environment. Beyond the kitchen is the ground floor family bathroom, which is presented in excellent condition and fitted with a classic white three-piece suite, including a shower over the bath.

BEDROOMS AND STUDY

Stairs lead to the first floor, where the property offers generous and adaptable sleeping accommodation. The principal bedroom sits to the front of the house, offering ample space for freestanding furniture. The second double bedroom is located off the landing to the rear. Accessible from the second bedroom is the third bedroom, which is currently configured as a fantastic study. As seen in the latest images, this bright and focused room provides an ideal work-from-home environment, featuring neutral decor and plenty of natural light, though it could equally serve as a nursery or dressing room.

OUTDOOR SPACE AND PARKING

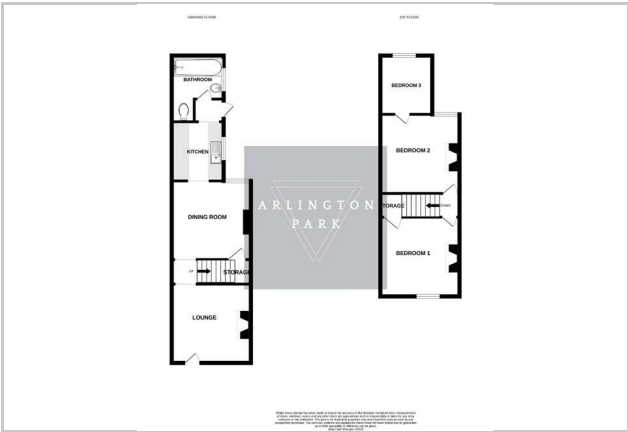
To the rear, the property benefits from a private, low-maintenance garden, ideal for outdoor dining and relaxing during the warmer months. The front exterior displays traditional red-brick charm with a small walled buffer garden. On-street parking is available to the front of the property, subject to obtaining a resident permit from the local council. The home is warmed by gas central heating and benefits from double glazing throughout.

LOCAL AREA AND FACILITIES

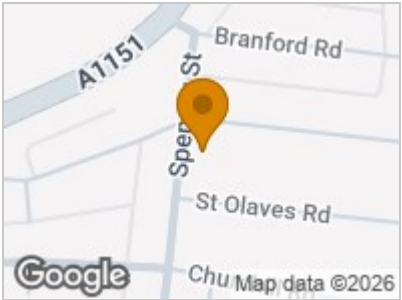
Spencer Street is perfectly positioned in the heart of Norwich's popular NR3 district, known for its vibrant community and eclectic mix of amenities. The area is celebrated for its excellent selection of independent pubs, artisanal cafes, and local shops along nearby Magdalen Street and Sprowston Road.

For leisure and outdoor activities, the beautiful Waterloo Park and Mousehold Heath are both within easy walking distance, offering expansive green spaces for weekend strolls. The property is well-served by local schools, including Magdalen Gates Primary School and Sewell Park Academy.

Transport links are highly convenient. Norwich city centre is just a short walk or a quick bus ride away, providing access to a wider array of retail, dining, and cultural venues. Norwich railway station is situated less than two miles from the property, offering direct mainline services to London Liverpool Street and Cambridge.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	57	76
EU Directive 2002/91/EC		