

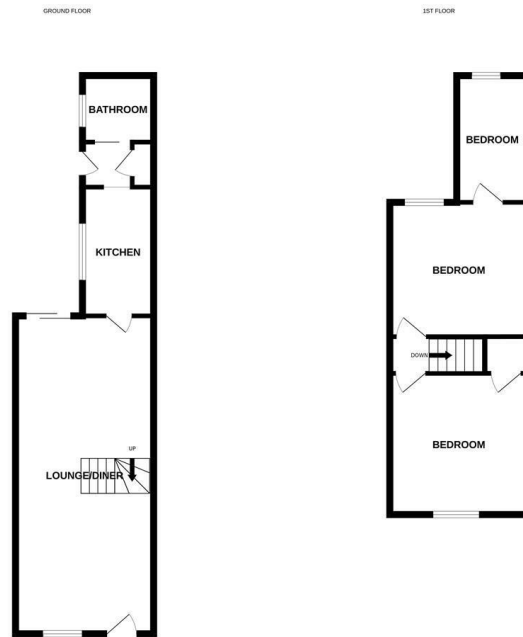


**165 Nelson Street | | Norwich | NR2 4DS**

## **Offers In Excess Of £190,000**

WEST CITY TERRACE WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this THREE BEDROOM, MID TERRACE HOUSE situated to the west of the Norwich within walking distance to the City Centre. Accommodation comprising open plan lounge/diner, kitchen and bathroom to the ground floor. On the first floor there are two bedrooms off landing with bedroom three off bedroom two. Outside there is a low maintenance front garden, on-street permit parking and a LARGE, NON-BISECTED REAR GARDEN. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy to let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of fabric, fixtures, fittings and any other items are approximate and it is recommended that you verify the information in this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or reliability, save for green. Made with Metaphor CO2iX

### Location

Nelson Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the University of East Anglia, Norfolk and Norwich University Hospital and the Norwich Ring Road.

### Accommodation Comprises

Front door to:

#### Lounge/Diner 26'10" x 11'8"

Two double glazed windows, three radiators, stairs to first floor.

#### Kitchen 10'9" x 6'0"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for washing machine, double glazed window, boiler.

#### Bathroom 6'1" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'10" x 11'8"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'8" x 11'3"

Double glazed window, radiator.

#### Bedroom Three 10'9" x 6'2"

Double glazed window, radiator.

### Outside Front

Shingled garden with path to front door and on street permit parking.

### Outside Rear

Large non-bisected lawned garden, patio area, timber shed, enclosed by fencing.

### Local Authority

Norwich City Council, Tax Band B.


### Tenure

Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains electric and water.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.