



Nelson Street
Norwich, NR2 4DS
Guide Price £290,000 - £300,000

claxtonbird
residential

Nelson Street, Norwich, NR2 4DS

*** Guide Price £290,000 - £300,000 *** ClaxtonBird are delighted to offer for sale this four bedroom over the carriage terrace house, situated in a prime West City location, within close proximity to a range of local range of shops, pubs and other local amenities. The property has been extended, offering an impressive newly fitted open plan kitchen / dining room with feature pitched roof and built in appliances. Completing the ground floor accommodation is a bay fronted sitting room and a convenient shower room. Internally, the property benefits from gas central heating and double glazing throughout.

Externally, there is a bisected rear garden with a timber storage shed and an added unique feature of off road parking for one car - a rare find in this part of the city. Offered for sale with no onward chain.

Sitting Room 14'5" max into bay x 11'11" max (4.41 max into bay x 3.64 max)

Upvc double glazed entrance door, Upvc double glazed sash look bay window to front aspect, picture rail, cornicing, ceiling rose and radiator.

Open Plan Kitchen / Dining Room 31'7" max x 11'8" max (9.64 max x 3.56 max)

Dining Area

Ample space for dining table and chairs, under stairs storage cupboard, tiled floor and radiator. Open to:

Kitchen

Newly fitted kitchen comprising a range of wall and base units with wood effect work surfaces and upstand over, stainless steel one and a half bowl sink drainer with mixer tap, built in oven and hob with canopy extractor over, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, tiled floor, radiator, feature pitched roof with four Velux windows and upvc double glazed door leading out to the garden.

Shower Room 5'2" x 7'4" (1.60 x 2.26)

Suite comprising large walk in shower cubicle with inset shower, low level WC, pedestal wash hand basin, tiled walls, tiled floor, extractor fan, radiator and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 12'2" x 11'11" max (3.72 x 3.64 max)

Upvc double glazed sash look window to front aspect, picture rail, under stairs storage cupboard and radiator.

Bedroom 11'8" max x 9'11" (3.58 max x 3.04)

Upvc double glazed window overlooking the garden, feature fireplace, built in cupboard and radiator.

Bedroom 12'2" x 7'6" max (3.72 x 2.30 max)

Upvc double glazed sash look window to front aspect, picture rail and radiator.

Bedroom 9'11" x 7'6" (3.04 x 2.30)

Upvc double glazed sash look window to rear aspect and radiator.

Cloakroom

Low level WC, wash hand basin and extractor fan.

Front Garden

Brickweave driveway parking for one car, side access via carriageway and pathway leading to the entrance door.

Rear Garden

Bisected garden laid predominately to patio with large timber storage shed, further single shed, shrub borders and outside light.

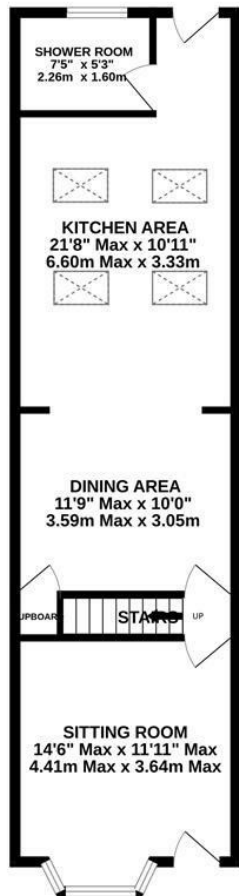
Agents Note

Council Tax Band B

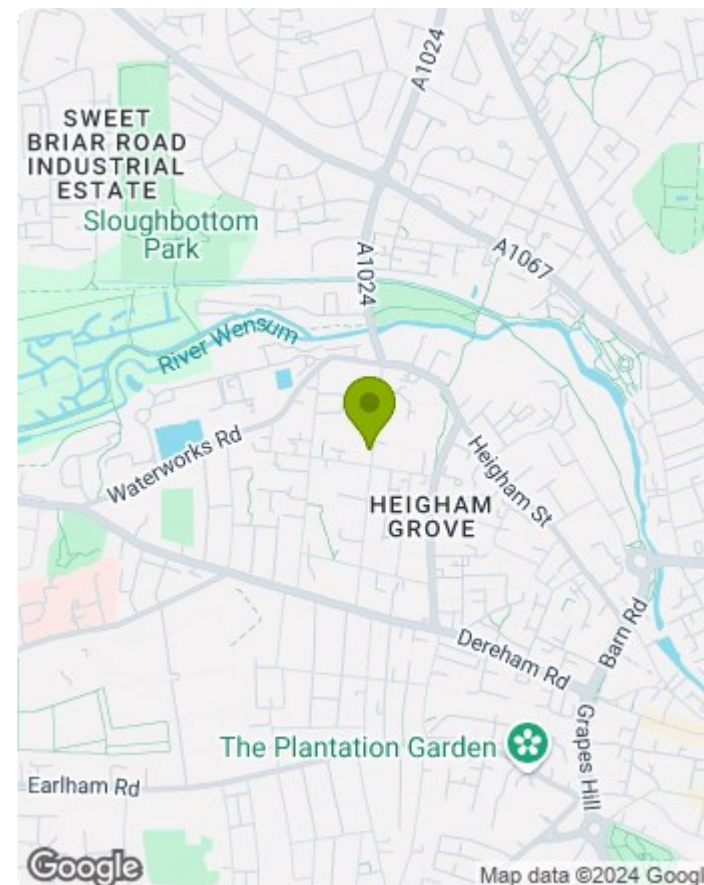
EPC Rating D

New gas central heating combi boiler installed August 2024 - 10 year warranty. (conditions apply)





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 ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird
residential

