







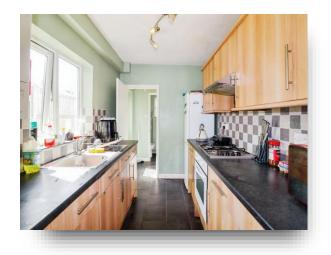
welcome to

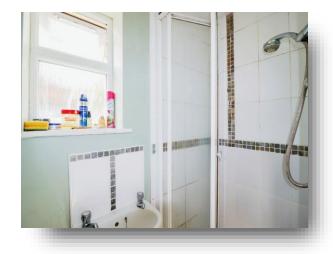
Nelson Street, Norwich

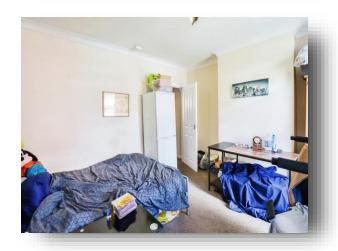
THREE BEDROOM OVER THE CARRAIGEWAY VICTORIAN HOME positioned on this sought after road which lies just off Dereham Road, within walking distance of city centre. The property benefits from an enclosed garden, smooth ceilings and double glazing. ** Viewings are highly recommended to not miss out!! **

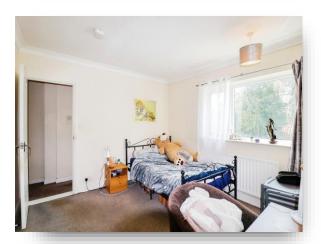












Entrance Door

Into lounge:-

Lounge/Bedroom Four

12' 4" x 11' 2" (3.76m x 3.40m) UPVC window to front aspect.

Inner Hallway Dining Room

12' 3" x 11' 2" (3.73m x 3.40m)
UPVC window to rear aspect and stairs to first floor.

Kitchen

9' 3" x 9' 9" (2.82m x 2.97m)

Fully fitted comprehenive range of eye & base units, built in gas hob, built in gas oven, inset stainless steel unit, work surfaces, tiled splashbacks, boiler for heating & hot water, UPVC window to side aspect.

Utility Room

9' 3" \times 3' 8" (2.82m \times 1.12m) Plumibing for washing machine, door through to shower room:-

Shower Room

Shower cubicle with inset shower, wash hand basin, W/C and UPVC window to rear aspect.

First Floor Landing Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m) Window to rear aspect.

Bedroom Two

 $9' \ 4" \ x \ 11' \ 9"$ (2.84m x 3.58m) Window to front aspect.

Bedroom Three

 9° 5" x 8° 2" (2.87m x 2.49m) UPVC window to front aspect.

Bathroom

Paneled bath, wash hand basin, W/C, UPVC window to rear aspect and radiator.

Shower Room

Shower cubicle and wash hand basin.

Exterior

The property has on street parking to front, there is double gates leading to the carriageway leading to the rear garden.

To the rear, the garden is mainly laid to lawn with large paved patio enclosed by fencing with private outlook.





welcome to

Nelson Street, Norwich

- Superb over the carriageway Victorian home
- Three bedrooms but let as four
- Private enclosed gardens
- Secure carriageway access
- Ground floor shower room and first floor bathroom

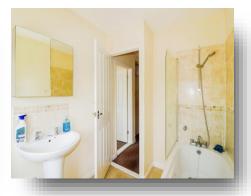
Tenure: Freehold EPC Rating: E

offers in excess of

£270,000









view this property online williamhbrown.co.uk/Property/NOR139249



Property Ref: NOR139249 - 0005 1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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