



Nelson Street, Norwich NR2 4DS

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 comprehensive 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" x 3' 8" (2.82m x 1.12m)

Plumbing 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139249 - 0005

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