



Nelson Street, Norwich, NR2 4DS

Offers In Excess Of £275,000

- DETACHED HOUSE
- BAY FRONTED SITTING ROOM
- 12'4" CONSERVATORY
- DOWNSTAIRS BATHROOM
- ENCLOSED REAR GARDEN
- 3 BEDROOMS (3 EN SUITES)
- 13'11" KITCHEN/DINING ROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- CURRENTLY LET

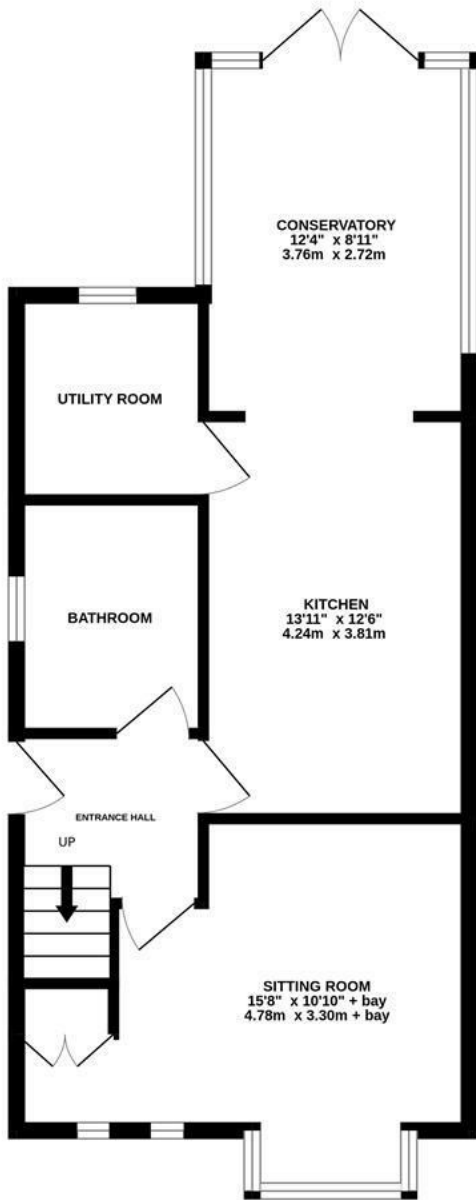
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INVESTMENT OPPORTUNITY... This detached house is currently being let on a room by room basis, with four lettable rooms. The property benefits from gas central heating, majority double glazing and an enclosed garden to the rear. The accommodation consists of a side entrance hall, ground floor bathroom, bay fronted sitting room/fourth bedroom, 13'11" modern fitted kitchen/dining room, 12'4" conservatory, utility room and three bedrooms, all with en suites.

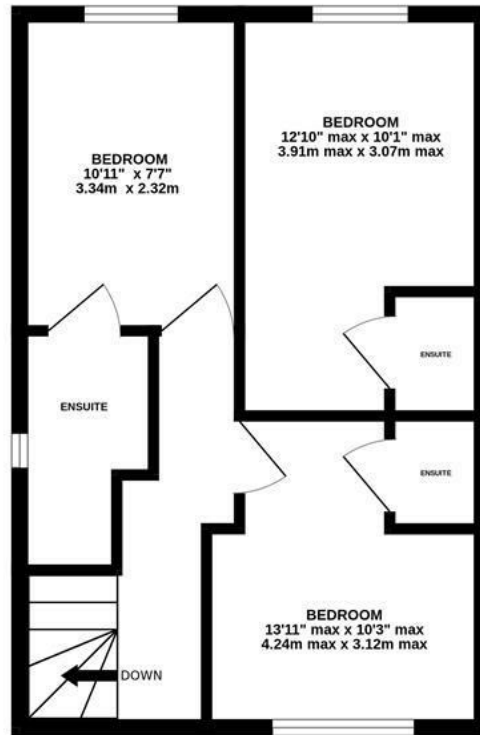
Council Tax Band - C



GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



