



Nelson Street
Norwich, NR2 4DU
Guide Price £260,000

claxtonbird
residential

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ClaxtonBird are pleased to offer this charming Victorian mid-terraced home, situated in a popular NR2 West City Location, within easy access to the City Centre. The property seamlessly blends period character with modern amenities, featuring details such as exposed stripped wooden flooring, cast-iron fireplaces and decorative mouldings. In brief, the accomodation comprises a sitting room, dining room, kitchen, lean-to, utility and bathroom on the ground floor. On the first floor, there are three bedrooms all accessible off the landing, with one showcasing stunning vaulted ceilings and exposed beams. An attic room can also be accessed via a pull-down ladder located on the first floor. The rear garden features a secure external studio, fully equipped with electrics, heating, plumbing, and wired internet, making it a fantastic space for work or hobbies.

Sitting Room 11'9" max to recess x 11'6" (3.60 max to recess x 3.52)

Upvc double glazed entrance door, upvc double glazed window to front aspect, decorative cast-iron fireplace with tiled hearth, storage cupboards and shelving to recess, picture rail, cornice, ceiling rose, stripped wooden floor and radiator.

Inner Lobby

Understairs storage cupboard and feature corbel.

Dining Room 11'8" max x 11'8" (3.58 max x 3.56)

Upvc double glazed window to rear aspect, decorative cast-iron fireplace with tiled hearth, cupboard and shelving to recess, stairs to first floor, stripped wooden floor and radiator.

Kitchen 8'4" x 5'9" (2.56 x 1.77)

Fitted kitchen comprising base units with work surfaces over, sink unit, space for Gas Range cooker, space for under-counter fridge, shelving, tiled splashbacks, tiled floor and window to side aspect.

Utility Lobby

Storage cupboard with plumbing for washing machine and door to lean to.

Lean To 12'4" x 4'10" (3.76 x 1.49)

French doors leading to the rear garden.

Bathroom

Modern three-piece white suite comprising panel bath with shower over and shower screen, wash hand basin, low-level WC, part-tiled walls, towel rail radiator and upvc double glazed window to rear aspect.

First Floor Landing

Loft access with pull-down ladder.

Bedroom 11'9" max x 11'3" (3.59 max x 3.43)

Upvc double glazed window to front aspect, feature open vaulted ceiling and exposed beams, Velux window, fitted wardrobe, cast iron fireplace, overstairs storage cupboard and radiator.

Bedroom 8'10" max into recess x 11'8" (2.71 max into recess x 3.57)

Upvc double glazed window to rear aspect, cast iron fireplace with wood surround, cornice, ceiling rose and radiator.

Bedroom 8'4" x 5'8" (2.55 x 1.75)

Upvc double glazed window to rear aspect, fitted cupboard housing the gas central heating boiler, and radiator.

Attic Room 13'3" max x 10'10" to purlin - restricted head hei (4.04 max x 3.31 to purlin - restricted head height)

Velux windows to front and rear aspect, wooden floor and radiator.

Front Garden

Traditional walled front garden with shrub borders and pathway leading to the entrance door.

Rear Garden

Lawned garden enclosed by fencing, with patio seating area, shrub borders and pathway leading to the studio.

Studio 12'7" x 8'1" (3.85 x 2.47)

Power, light, ethernet connection, herringbone floor and window overlooking the garden.

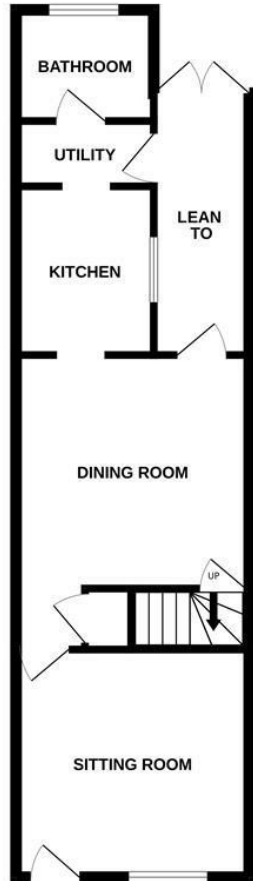
Agents Note

Council Tax Band B

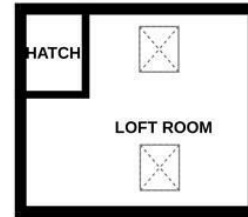


GROUND FLOOR

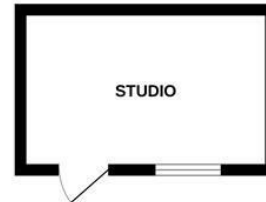
1ST FLOOR



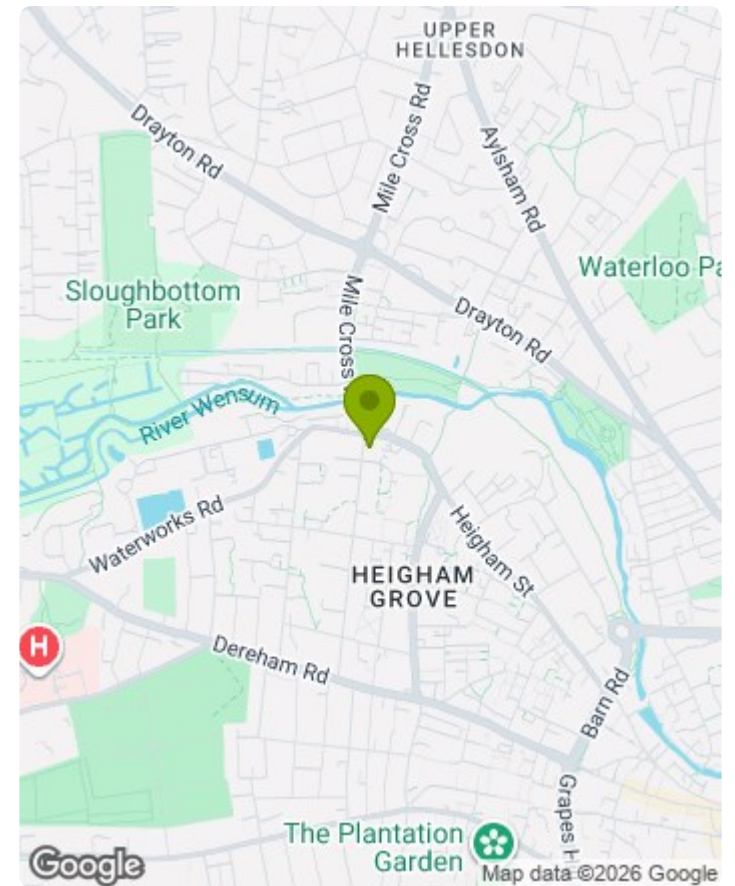
2ND FLOOR



OUTBUILD/OFFICE



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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3. 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.
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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

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

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