



**Nile Street, Norwich, NR2 4JU**



**welcome to**

## **Nile Street, Norwich**

**\*\*RECENTLY RENOVATED TO A VERY HIGH STANDARD\*\*** Time is of the essence to view this immaculately presented two bedroom victorian terrace house that has been refurbished to a very high standard located in the popular NR2 postcode with the added benefit of off road parking.



### Lounge/Dining Room

21' 10" x 11' 5" ( 6.65m x 3.48m )

Double glazed windows to the front and rear aspect, laminate flooring, under stairs cupboard and radiator.

### Kitchen

6' 7" x 6' ( 2.01m x 1.83m )

Double glazed window to side aspect, range of wall and base units, electric oven, hob and cooker hood, stainless steel sink and laminate flooring.

### Shower Room

Double glazed window to side aspect, shower cubicle, toilet, wash hand basin, heated towel rail and laminate flooring.

### First Floor

#### Bedroom One

11' 5" x 11' 3" ( 3.48m x 3.43m )

Double glazed window to front aspect, carpeted flooring and radiator.

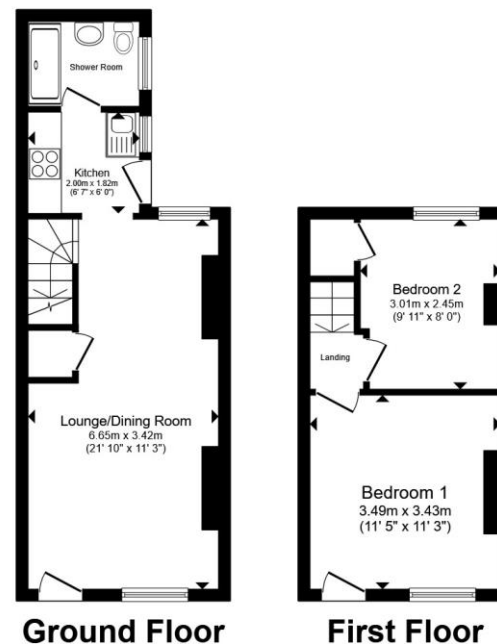
#### Bedroom Two

9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to rear aspect, carpeted flooring, built in storage cupboard and radiator.

### Exterior

Off road parking accessed via dropped kerb and low maintenance rear garden mainly laid to shingle.



Total floor area 52.6 m<sup>2</sup> (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Nile Street, Norwich**

- NO ONWARD CHAIN
- Refurbished to a high standard
- Off road parking
- Perfect first time buy
- Popular NR2 location

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR143961 - 0003

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