







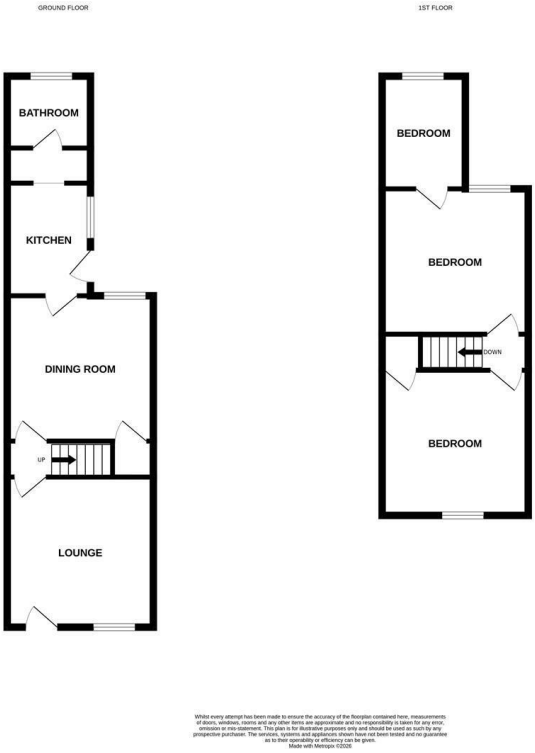
35 Nelson Street I I Norwich I NR2 4DW

Guide Price £200,000

** GUIDE PRICE £200,000 - £210,000 ** OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this characterful and surprisingly spacious, three bedroom mid-terrace house, currently arranged and utilised as a four bedroom property, conveniently situated to the west of Norwich and offered with the added advantage of no onward chain. Offering flexible accommodation alongside a number of original features, including Norfolk Black Glaze roof tiles to the front, original doors and fittings and original cast iron fireplaces upstairs, the ground floor comprises a lounge, which is currently being used as a bedroom, a separate dining room, fitted kitchen and bathroom. Upstairs, there are two bedrooms off landing, with the third bedroom accessed via bedroom two, providing a versatile layout that can be adapted to suit the needs of the new owner. Outside, there is a small low-maintenance front garden, while the property really benefits from a large, non-bisected rear garden which backs onto woodland and is not overlooked, creating a more private setting with plenty of space for entertaining, relaxing or enjoying the warmer months. Further benefits include double glazing and gas heating, while both the boiler and fuseboard are only a few years old and benefit from the relevant certificates, providing additional reassurance for prospective purchasers. With its generous accommodation, flexible layout, wealth of original character, private woodland backdrop and chain-free sale, this appealing home would make a great first-time purchase or investment opportunity, so be quick to book a viewing.

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Location
Nelson Street is situated close by to many local amenities including schooling, popular local shops, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is also good access to the University of East Anglia, Norfolk and Norwich University Hospital and the Norwich Ring Road.

Accommodation Comprises
Front door to:

Lounge 11'11" x 11'6"

Dining Room 11'7" x 11'6"

Kitchen 8'11" x 6'7"

Bathroom 6'7" x 5'7"

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'11" x 11'6"

Bedroom Two 11'7" x 11'7"

Bedroom Three 9'1" x 6'8"

Outside Front
Small low maintenance garden with path to front door.

Outside Rear
Large non-bisected garden with mature plants, shrubs and trees enclosed by timber fencing with concrete posts and gravel boards.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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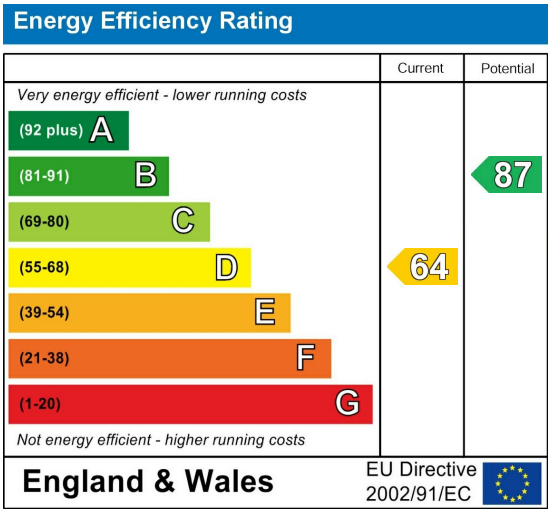












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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.