





Nelson Street, Norwich, NR2 4DR

william h brown

welcome to

Nelson Street, Norwich

Spacious three-bedroom townhouse arranged over three floors, offering flexible accommodation, a lounge, fitted kitchen and two shower rooms. Ideal for families, first-time buyers or investors alike.

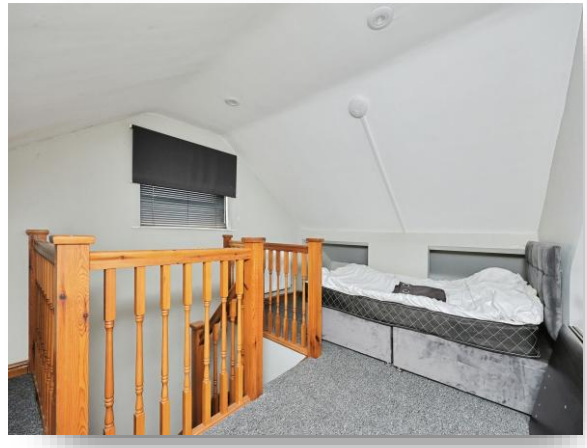












Description

Offered to the market is this deceptively spacious three-bedroom town house, providing versatile accommodation over three floors and ideally suited to families, first-time buyers and investors alike.

The ground floor comprises an entrance porch leading into a welcoming hallway, a well-proportioned lounge and a fitted kitchen. Also located on the ground floor is a generous double bedroom together with a shower room, creating flexible living arrangements that could be ideal for guests, multi-generational living or home working. To the first floor are two further bedrooms, including a spacious principal bedroom, along with an additional shower room serving the accommodation. The second floor benefits from a further large bedroom, creating a practical and adaptable layout that makes excellent use of the available space.

The property offers well-balanced accommodation throughout, with multiple shower facilities and three good-sized bedrooms making it particularly appealing for larger families or those seeking additional living flexibility.

Situated in a convenient location close to local amenities, schools and transport links, this property represents a fantastic opportunity to acquire a spacious home with accommodation rarely found at this price point.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 90.0 m² (969 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

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welcome to

Nelson Street, Norwich

- Three-bedroom townhouse arranged over three floors
- Two shower rooms
- Spacious lounge and fitted kitchen
- Flexible accommodation with ground floor bedroom
- Ideal family home or investment opportunity

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

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR138633 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.