

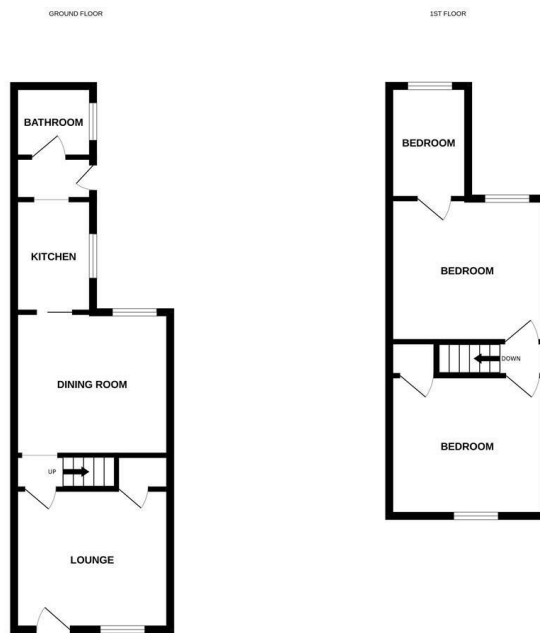


211 Nelson Street | | Norwich | NR2 4DU

## Offers In Excess Of £190,000

**\*\*END TERRACE HOUSE ON A SPACIOUS CORNER PLOT\*\*** Gilson Bailey are delighted to offer this three-bedroom end-terrace home, occupying a generous corner plot in a popular location to the west of Norwich and offered with no onward chain. Offering excellent potential for first-time buyers or buy-to-let investors, the accommodation comprises a comfortable lounge, a separate dining room, a fitted kitchen and a ground floor bathroom. Upstairs, there are two well-proportioned bedrooms accessed from the landing, with a third bedroom leading from bedroom two, providing flexible accommodation that could also be used as a nursery, dressing room or home office. Outside, the property enjoys enclosed front and side gardens, offering plenty of outdoor space, along with access to a workshop providing multiple uses. Further benefits include double glazing and gas central heating. Conveniently located close to local amenities, schools, regular bus routes and excellent road links into Norwich city centre, this fantastic home represents an excellent opportunity and early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of dates, fixtures, fittings and any other items are approximate and the responsibility is taken for any variation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or otherwise unless given. Made with Metaplex CAD2020.

### 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 11'7" x 10'6"

Double glazed window, radiator.

#### Dining Room 11'8" x 10'8"

Double glazed window, radiator, storage cupboard.

#### Kitchen 8'5" x 5'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window.

#### Bathroom 6'3" x 5'3"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window, boiler.

#### First Floor Landing

Doors to two bedrooms.

#### Bedroom One 11'7" x 10'5"

Double glazed window, radiator, storage cupboard.

#### Bedroom Two 11'8" x 10'8"

Double glazed window, radiator.

#### Bedroom Three 8'5" x 5'10"

Double glazed window.

### Outside

Lawned gardens to the front and side, patio area, timber shed and a workshop.

### Local Authority

Norwich City Council, Tax Band B.

### 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.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Norwich City Council, Tax Band B

**Tenure**

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.