



Nelson Street, Norwich

Guide Price £215,000-£225,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Mid-Terrace Home
- ✓ Sitting Room with Wood Burner
- ✓ Dining Room with French Doors
- ✓ Open Plan Kitchen
- ✓ Ground Floor Shower Room
- ✓ Two Double Bedrooms & En Suite
- ✓ Sizable Bi-Sected Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



NO CHAIN! This mid-terrace character **TERRACE** is situated on the **FRINGE** of the **GOLDEN TRIANGLE**. Situated in **HEIGHAM GROVE**, the property offers easy access to the **CITY CENTRE**, and a wealth of local amenities. A pretty **COURTYARD GARDEN** with a gated entrance leads to the property, with the **SITTING ROOM** enjoying a cast iron **WOOD BURNER**, with a door into the inner hall and **DINING ROOM** beyond. **FRENCH DOORS** lead to the garden, whilst the **KITCHEN** is **OPEN PLAN** to the dining room, and offers space for appliance. A **SHOWER ROOM** can also be found to the ground floor. Heading upstairs, **TWO DOUBLE BEDROOMS** lead off the landing, with an **EN SUITE** to the main bedroom, with a freestanding **ROLLED TOP BATH**. The property is finished with **uPVC DOUBLE GLAZING** and gas fired **CENTRAL HEATING**. The outside is a **REAL FEATURE**, with the garden bi-sected, but a **FANTASTIC SIZE**, with **LAWNED AREAS** and space for outside entertaining.

LOCATION

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR2 4DS), but to help....Leave Norwich via Dereham Road, continuing over the traffic lights, and turning right onto Nelson Street Follow the road over two junctions, where the property can be found on the left hand side at the end of the road before the traffic lights.

Approached via a timber gate, a hard standing footpath leads to the main property with a low maintenance courtyard front garden.

Obscure double glazed composite entrance door to:

SITTING ROOM

12' 2" x 11' 9 Max. " (3.71m x 3.58m) Feature cast iron wood burner set within a brick built fireplace and tiled hearth, stripped wood flooring, radiator, uPVC double glazed window to front, television and telephone points, coved ceiling with recessed spotlighting, door to:

INNER HALLWAY

Continued stripped wood flooring, stairs to first floor landing, door to:

DINING ROOM

12' 2" x 11' 6 Max. " (3.71m x 3.51m) Stripped wood flooring, radiator, built-in under stairs storage cupboard, thermostatic heating control, uPVC double glazed French doors to rear garden, smooth ceiling with recessed spotlighting, opening to:

KITCHEN

11' 1" x 5' 10" (3.38m x 1.78m) Offering a fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan, tiled flooring, space for fridge/freezer, washing machine and dishwasher, uPVC double glazed window to side, smooth ceiling, door to:

SHOWER ROOM

Three piece suite comprising low level WC, wall mounted hand wash basin with mixer tap, shower cubicle with thermostatically controlled twin head rainfall shower, aqua board splash backs and tiled splash backs, tiled flooring, uPVC obscure double glazed window to side, heated towel rail, smooth ceiling with recessed spot lighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpets, smooth ceiling, doors to:

DOUBLE BEDROOM

12' 2" x 11' 8 Max. " (3.71m x 3.56m) Wood flooring, radiator, uPVC double glazed window to front, built-in over stairs storage cupboard, smooth ceiling with loft access hatch.

DOUBLE BEDROOM

12' 2" x 11' 7 Max. " (3.71m x 3.53m) Stripped wood flooring, radiator, uPVC double glazed window to rear, storage recess, smooth ceiling with recessed spot lighting, opening to:

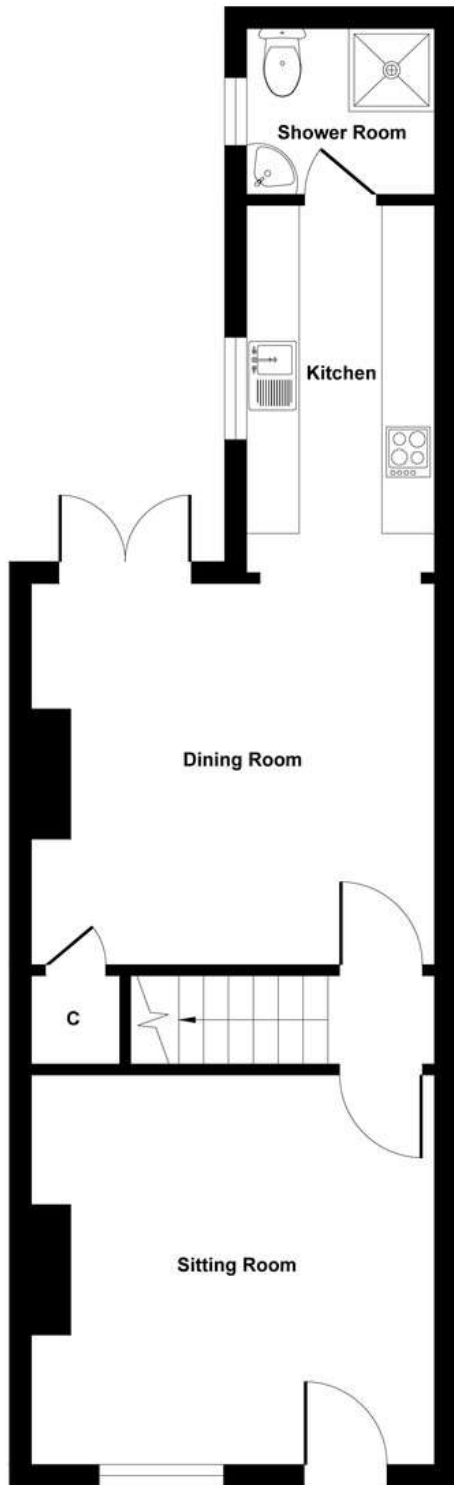
EN SUITE

Three piece suite comprising low level WC, hand wash basin set within vanity unit with storage under and mixer tap over, free standing rolled top bath with mixer shower tap, tiled splash backs, stripped wood flooring, radiator, uPVC obscure double glazed window to rear, heated towel, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with recessed spot lighting.

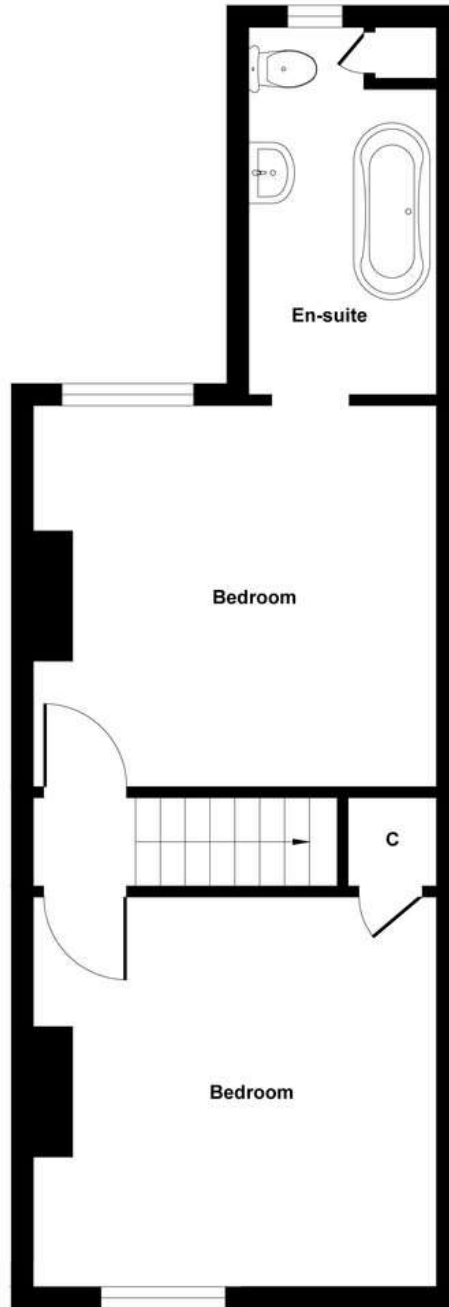
OUTSIDE REAR

Leaving the property via the dining room French doors, a bi-sected garden can be found with a hard standing courtyard opening up to the main landscaped garden. The main garden offers a range of seating areas, lawned expanses and shingled gardens with raised flower and shrub borders. The garden is enclosed with timber panel fencing whilst offering raised vegetable beds and huge potential for further landscaping dependant on a buyers personal requirements.





Ground Floor
 Approximate Floor Area
 418 sq. ft
 (38.83 sq. m)



First Floor
 Approximate Floor Area
 374 sq. ft
 (34.74 sq. m)

Approx. Gross Internal Floor Area 806 sq. ft / 74.87 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements