



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Nelson Street | Norwich | NR2
Guide Price £275,000





abbotFox presents this generous, hall entranced, end terraced house. Located within the popular NR2 postcode that affords easy access to a variety of local amenities and Norwich City Centre. With accommodation over three floors, this home offers three generous double bedrooms and a bathroom all independently accessed. The ground floor offers an inviting entrance hall, spacious lounge diner, extended kitchen, utility cloakroom and conservatory to the rear. The mature gardens set to the rear of the property offer a surprising degree of privacy with the additional benefit of a summer house, which could be utilised as an office space. An ideal home for any young family, an internal viewing comes highly recommended.

Guide price £275,000 - £290,000

