



13 Nelson Street, Norwich
Norwich



Minors & Brady

This charming property is an ideal opportunity for first-time buyers seeking a home with great potential. The ground floor features a bright and welcoming sitting room, perfect for relaxation and entertaining. A separate dining room and a well-proportioned kitchen with a handy pantry provide practical living and storage space. There is also a ground floor bathroom and a side conservatory/lean-to, offering versatile space for work or leisure. The middle floor includes two bedrooms, one with an ensuite shower room and built-in storage for convenience. The top floor has been converted into a versatile loft space, adding extra flexibility to the home. Outside, a low-maintenance garden complements the property, which would benefit from modernisation and updating to create a truly personalised home.

- Ideal for first-time buyers, offering a fantastic opportunity to create a home with personal touches
- Welcoming sitting room filled with natural light, providing a comfortable space for relaxing or entertaining
- Separate dining room, perfect for family meals or hosting friends in a cozy setting
- Kitchen with a practical pantry, giving plenty of storage for cooking essentials and everyday items

Agents Note

This property will be sold freehold.

Connected to all mains services.

This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.





M&B

13 Nelson Street

The Location

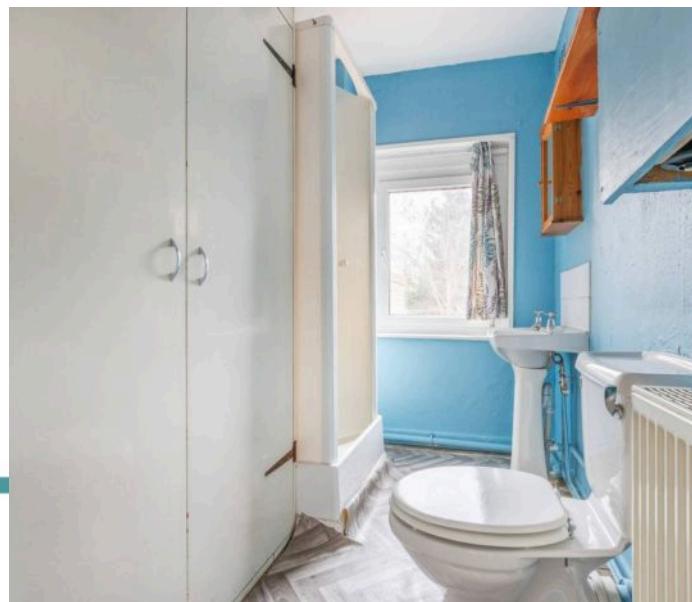
Nelson Street sits in the Heigham Grove area of Norwich, a primarily residential neighbourhood just west of the city centre. The street is lined with a mix of Victorian terraces and modern homes, giving it a settled, characterful feel. Daily life is convenient, with local shops, cafés, and takeaways within a short walk, while larger supermarkets are a few minutes away along Barker and Dereham Roads.

Families have access to nearby schools such as Nelson Infant School and other primary and secondary options in the area. The street is also well positioned for green space: Heigham Park is within walking distance, and the University of East Anglia campus is just a short cycle or bus ride away, offering not only educational and cultural amenities but also additional open spaces and cafés.

Essential services are easily accessible too, with the Norfolk & Norwich University Hospital nearby and Norwich Airport within a 15–20 minute drive for domestic and European travel. Transport links are strong: regular buses connect the area to the city centre, and Norwich railway station is a short distance for regional connections. Nelson Street combines quiet residential living with easy access to education, healthcare, parks, and transport, supporting a practical, community-focused lifestyle.

Nelson Street, Norwich

This charming property presents an excellent opportunity for first-time buyers seeking a home with plenty of potential. The ground floor offers a welcoming sitting room filled with natural light, providing a comfortable space for relaxation and entertaining.



13 Nelson Street

Adjacent to this, the dining room offers a perfect setting for family meals or hosting friends. The property also benefits from a well-proportioned kitchen complete with a practical pantry, ideal for storage and keeping your cooking essentials organised. A ground floor bathroom adds convenience for both residents and visitors.

Extending from the side of the property is a conservatory/lean-to, offering versatile space that could be used for a small home office.

On the middle floor, there are two bedrooms, one of which enjoys an ensuite shower room for added privacy and comfort. Both bedrooms feature built-in storage, ensuring ample space for clothes and personal items. The top floor has been thoughtfully converted into a loft space, creating a versatile area that could serve a range of purposes depending on your needs.

Externally, the property boasts a low-maintenance outside space, perfect for enjoying fresh air without the upkeep of a large garden. While the home offers a solid layout and excellent potential, it is in need of modernisation and updating, allowing a buyer to put their own stamp on the property and increase its value.

Overall, this property is a fantastic prospect for anyone looking for a first-time purchase, combining practical living spaces with potential for personalisation.



Ground Floor
446 sq.ft. (41.4 sq.m.) approx.

1st Floor
298 sq.ft. (27.7 sq.m.) approx.

2nd Floor
240 sq.ft. (22.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Dreaming of this home? Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk