



209 Nelson Street, Norwich
Norwich



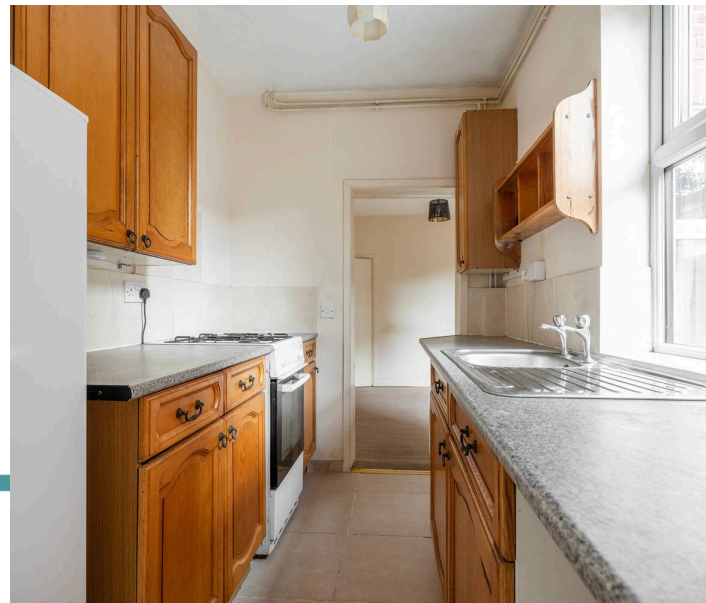
Minors & Brady

209 Nelson Street

Norwich

A fantastic opportunity to acquire a three-bedroom home with plenty of potential and no onward chain. This terraced property offers a practical layout including a sitting room, separate dining room and a fitted kitchen with wooden-style units and space for appliances. Upstairs, there are two good-sized double bedrooms and a smaller single room, ideal as a study, nursery or dressing space. Character features remain, with original fireplaces in two of the bedrooms, adding charm and scope for enhancement. The home benefits from uPVC windows, a regularly serviced gas boiler (recently replaced) and recently tested electrics, providing reassurance for buyers. Outside, a low-maintenance garden completes the property, making it a great choice for first-time buyers looking to modernise or investors seeking a straightforward buy-to-let.

- Three-bedroom terraced home
- Two spacious double bedrooms and one single bedroom
- No onward chain for a smooth purchase
- Sitting room and separate dining room
- Fitted kitchen with wooden-style units and space for appliances
- Ground floor bathroom for convenience
- uPVC double glazing throughout
- Gas boiler, regularly serviced and relatively modern
- Recently tested electrics for added reassurance
- Low-maintenance rear garden ideal for easy upkeep





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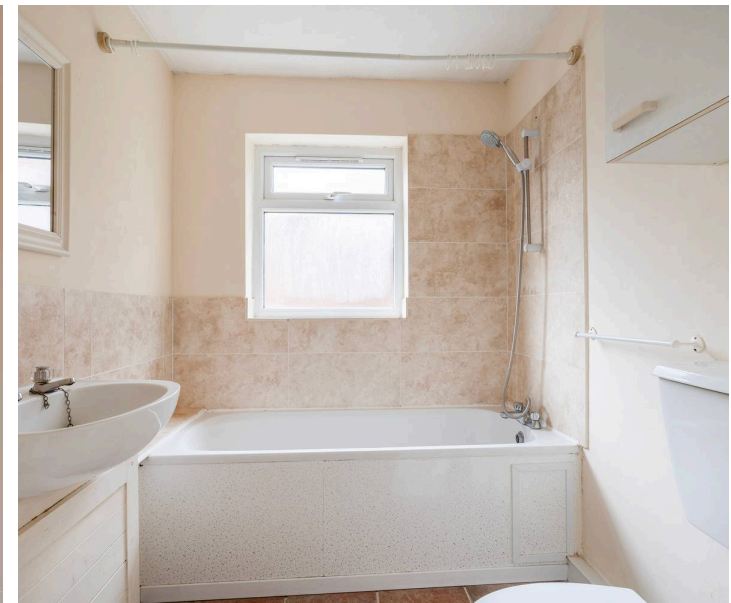
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The Location

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.



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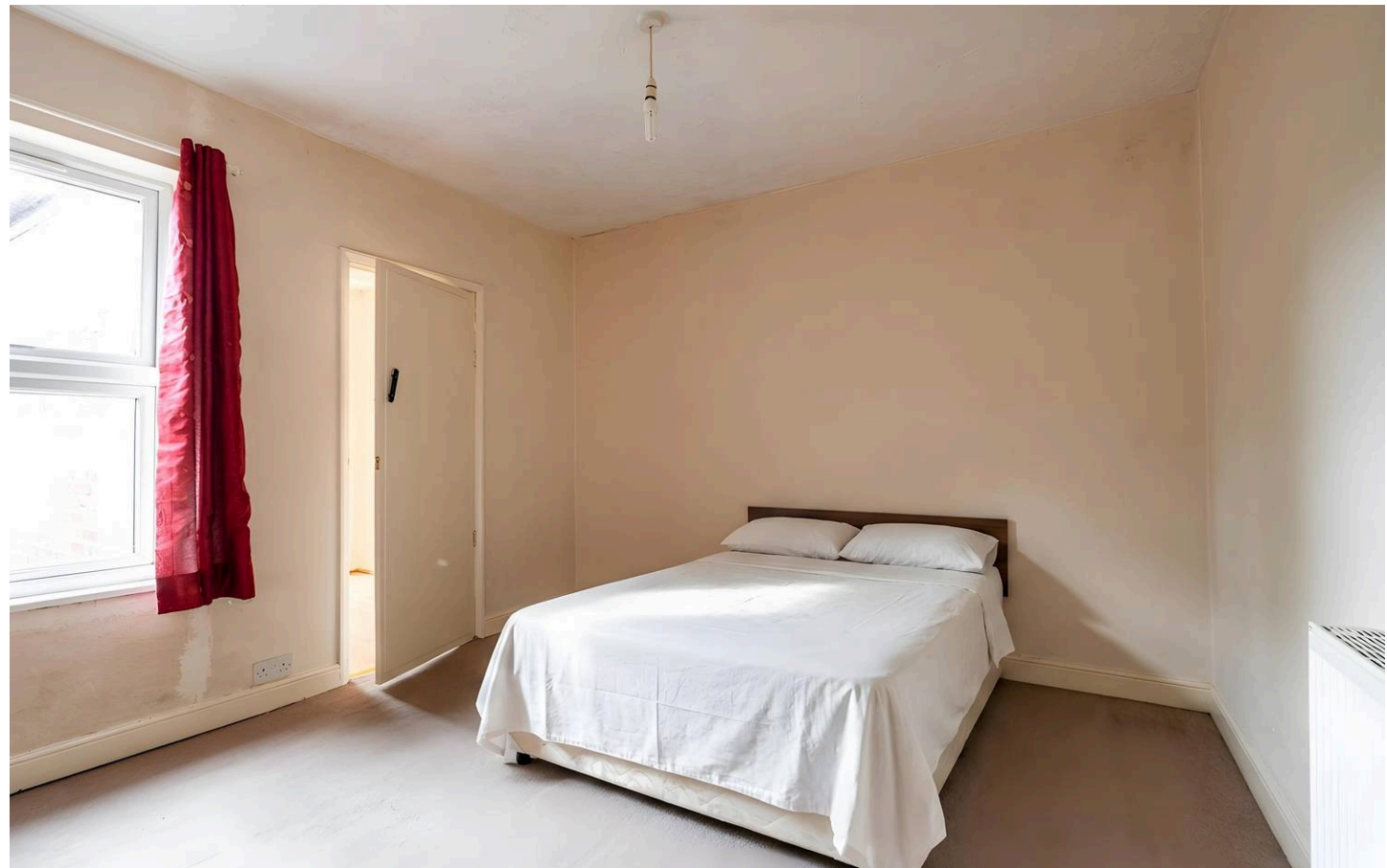
This three-bedroom terraced home presents an excellent opportunity for buyers looking to step onto the property ladder or investors seeking a well-located buy-to-let with potential.

Offered with no onward chain, the property allows for a straightforward purchase and the chance to modernise and add value over time.

Internally, the layout is practical and well-proportioned. The ground floor comprises a comfortable sitting room and a separate dining room, offering clearly defined living and entertaining spaces. The fitted kitchen features a range of wooden-style units and provides space for freestanding appliances, making it both functional and easily adaptable to individual tastes.

Completing the ground floor is a bathroom, conveniently positioned for everyday use.

Upstairs, the property offers three bedrooms, including two generous doubles and a smaller single room, ideal as a child's bedroom, study or dressing room. Adding character, two of the bedrooms retain original fireplaces, providing charming features that could be enhanced as part of any future improvements.



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The home benefits from uPVC windows throughout and is equipped with a gas boiler which has been serviced on a yearly basis, with the current boiler being relatively modern.

Additionally, the electrics have been recently tested, offering added reassurance to prospective purchasers.

Externally, the property enjoys a manageable and low-maintenance garden, providing a private outdoor space without the burden of extensive upkeep—ideal for busy lifestyles or tenants alike.

Overall, this is a property full of potential, offering solid fundamentals and scope for enhancement. Whether you are a first-time buyer looking to create a home of your own or an investor searching for a reliable addition to your portfolio, this property represents a compelling opportunity.

Agents Note

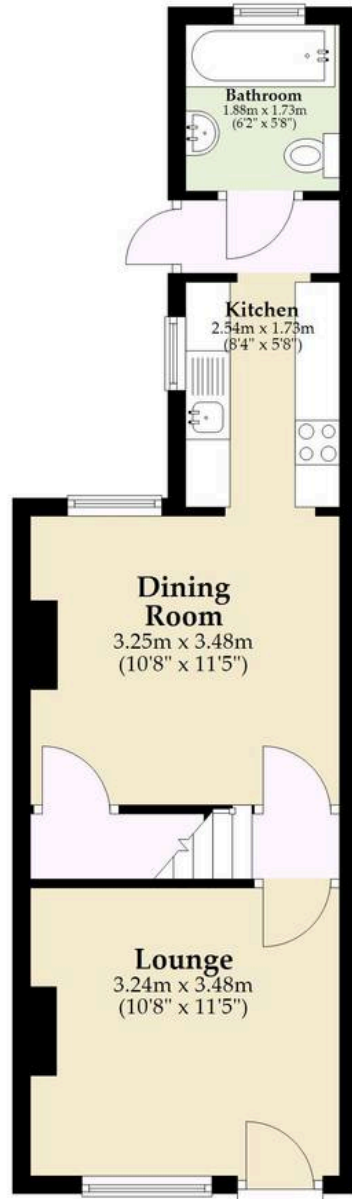
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)
(excluding unnamed room)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

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.

Plan produced using PlanUp.

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