



## **317 Nelson Street**

BRANTFORD





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# Welcome to 317 Nelson Street

Attention first-time home buyers! This adorable 4-bedroom, 2-storey home is conveniently located close to amenities and easy highway access!

On the main floor you will find a white kitchen, family room with original hardwood floors, and a cozy dining room. This level also features a spacious and bright main floor primary bedroom. Upstairs there are 3 good-sized bedrooms and a newly updated 4-piece bathroom.

The basement has an additional recreation area, as well as 2-piece bathroom. Additional features of this home include: carpet free throughout, a spacious, fenced backyard and heaps of period charm.



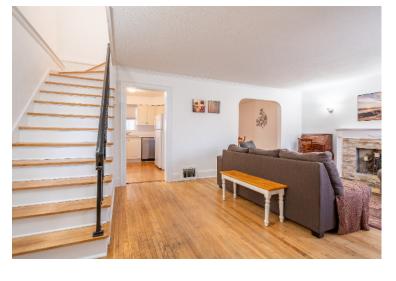
32 x 132 Feet



TAX \$=== \$3,058.20 in 2023





















### Room Measurements

#### **MAIN LEVEL**

Living Room 12' × 12'3" Dining Room 10'10" × 10'3" Kitchen 10'5" x 9'9" Primary Bedroom 13' × 14'6"

#### **UPPER LEVEL**

Bedroom 11'9" x 11'6" Bedroom 15′10″ × 11′7″ Bedroom 11'6" × 10' Bathroom 4-Piece

#### **LOWER LEVEL**

Rec Room 16'6" x 11'9" Bathroom 2-Piece