



4 Magdalen Road | | Norwich | NR3 4AE

£240,000

**\*\*LARGE HALL ENTRANCE TERRACE JUST A STONES THROW FROM THE CITY CENTRE\*\*** Gilson Bailey are delighted to offer this EXTENDED, BAY FRONTED, HALL ENTRANCE, THREE BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich just a short walk from the City Centre. Accommodation comprising entrance hall, bay fronted lounge, family room, dining room, kitchen, lean to and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a small low maintenance front garden and a NON-BISECTED REAR GARDEN with rear gate access. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.





Weist entry attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or any omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, reliability and applicability thereof have not been tested and no guarantee is to be made. Accuracy of reference only for given. Made with Metropack 12/2014

## Location

Magdalen Road is within walking distance of the City centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, family room and stairs to first floor.

### Lounge 14'6" x 10'11"

Sash windows, radiator, cast iron fireplace.

### Family Room 11'4" x 11'3"

Single glazed window, radiator, cast iron fireplace.

### Dining Room 8'9" x 7'3"

Radiator.

### Kitchen 8'2" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine, double glazed window.

### Lean To 11'1" x 5'2"

Door to garden.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'4" x 9'1"

Double glazed window, radiator.

### Bedroom Two 11'4" x 9'0"

Double glazed window, radiator.

### Bedroom Three 8'9" x 7'4"

Double glazed window, radiator.

### Bathroom 9'8" x 5'3"

Panelled bath with shower over, low level WC, hand wash basin, radiator.

### Outside Front

Low maintenance garden enclosed by walling.

### Outside Rear

Non-bisected small lawned garden enclosed by fencing with rear gate access.

### Local Authority

Norwich City Council, Tax Band B.


### Tenure

Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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