



8 Magdalen Road | | Norwich | NR3 4AE

Guide Price £265,000

****GUIDE PRICE £265,000 - £275,000**** LARGE HALL ENTRANCE TERRACE HOUSE WITH EXCELLENT CHARACTER AND CHARM JUST A STONES THROW FROM THE CITY CENTRE** Gilson Bailey are delighted to offer this WELL PRESENTED, 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 (potential bedroom 4 for investment purposes), dining room, breakfast room kitchen, and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a low maintenance front garden and a small non-bisected courtyard which gives access to off road parking (the garden can also potentially be made bigger but the current sellers use for parking). The house is in good decorative order and benefits from double glazing, gas heating, whilst being packed full of character with features including Cast Iron Fireplaces, coving and picture rails. The property is OFFERED WITH NO ONWARD CHAIN and would suit a wide array of buyers so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, solicitor and mortgage lender have not been asked to verify the accuracy of the floorplans and any other information contained herein. Please visit Mortgage 12345

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, dining room and stairs to first floor.

Lounge 14'7" x 11'6"

Double glazed windows, radiator, cast iron fireplace, wooden flooring.

Dining Room 12'4" x 11'3"

Double glazed window, radiator, wooden flooring.

Breakfast Room 8'5" x 8'2"

Doors to courtyard, radiator, under stairs storage.

Kitchen 8'7" x 7'8"

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

WC

Low level WC, hand wash basin, double glazed window, cupboard housing boiler.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 9'8"

Double glazed window, radiator.

Bedroom Two 11'3" x 9'8"

Double glazed window, radiator.

Bedroom Three 8'2" x 8'0"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Low maintenance shingled garden with path to front door.

Outside Rear

Courtyard garden and shingled area providing two off road parking spaces.

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) A		
(81-91) B		88
(69-80) C	69	
(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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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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