



Magdalen Road, Norwich - NR3 4LG





## Magdalen Road

Norwich

NO CHAIN. This NEUTRALLY DECORATED and RECENTLY RENOVATED mid-terrace home occupies a POSITION within WALKING DISTANCE to the CITY CENTRE. Prominently situated on the corner of Magdalen Road, the interior offers an INTRIGUING ANGLED DESIGN incorporating the TWO usual RECEPTION ROOMS and built-in STORAGE, leading to the KITCHEN and FAMILY BATHROOM. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the THIRD BEDROOM off the second. High ceilings and a newly plastered finish can be found to the rear. The GARDENS are LOW MAINTENANCE, and are an ideal space for SUMMER DINING.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Mid-Terrace Home
- Modernised Décor & Finish
- Two Reception Rooms
- Modernised Family Bathroom with Shower
- Three Bedrooms
- Low Maintenance Garden
- Walking Distance to City Centre

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the doorstep including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### SETTING THE SCENE

The property is approached via a low maintenance front garden with brick wall and gravel borders.





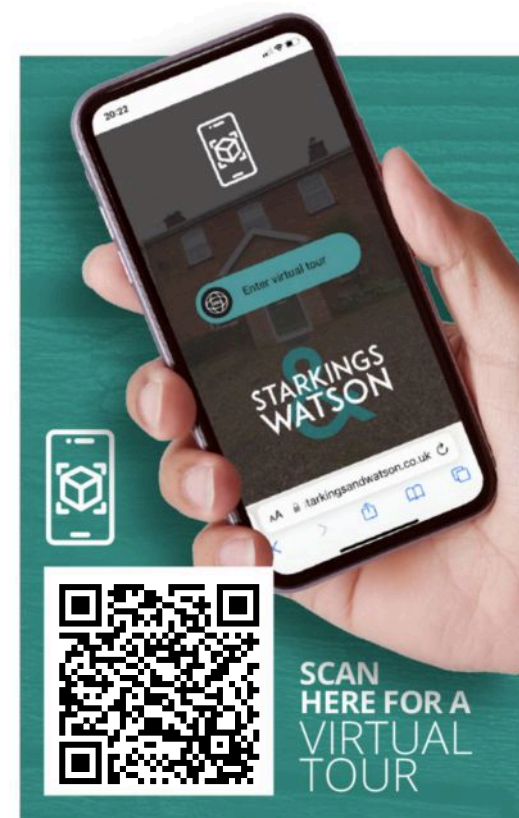
## FIND US

Postcode : NR3 4LG

What3Words: ///splash.trunk.slide

## AGENTS NOTE

The property was found to have suffered from movement due to a faulty drain. The drain works were completed, with remedial works to the property internally now scheduled for completion. Full sign off of the works will be provided, and it is understood this was a one off incident which could happen to any property. Please seek further clarification prior to viewing.









## THE GREAT OUTDOORS

To the outside you will find a low maintenance courtyard style garden with gated access to the pathway behind.





**STARKINGS & WATSON**  
 Ground Floor  
 Approximate Floor Area  
 442 sq. ft  
 (41.06 sq. m)

First Floor  
 Approximate Floor Area  
 406 sq. ft  
 (37.71 sq. m)

**Approx. Gross Internal Floor Area 848 sq. ft / 78.77 sq. m**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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