









welcome to

Magdalen Road, Norwich

A SUPERBLY SPACIOUS FIVE BEDROOM, THREE STOREY HMO/STUDENT LET located in this highly sought after location of NR3. This wonderful property is offered in an ongoing buy to let, but would suit a young family in the future. ***VIEWINGS ARE HIGHLY RECOMMENDED!!***













Entrance Hall

Stairs to first floor.

Bedroom One

14' 1" x 11' 3" (4.29m x 3.43m) Window to front aspect.

Lounge

13' 5" x 11' 10" (4.09m x 3.61m) Stunning ceiling rose and a cast iron fireplace.

Kitchen/dining Area

19' 2" max. x 18' 3" max. (5.84m max. x 5.56m max.) Into dining area, with a fully fitted comprehensive range of eye and base kitchen units, plumbing for washing machine, space for fridge/freezer, built in hob and oven, gas fired boiler for heating and hot water, built in storage cupboard, tiled flooring, skylight window, spotlighting and windows to side and rear.

Shower Room

Comprising of shower cubicle with a mains fed shower, wash hand basin and W/C.

First Floor Landing

Spiral staircase to bedroom five.

Bedroom Two

12' 9" x 6' 6" (3.89m x 1.98m) Window to front aspect.

Bedroom Three

12' 4" x 8' 5" ($3.76m \times 2.57m$) UPVC window to front aspect and inset cast iron fireplace.

Bedroom Four

12' 6" x 8' 10" ($3.81 \, \text{m} \times 2.69 \, \text{m}$) Window to rear aspect and inset cast iron fireplace.

Store

10' x 5' 6" (3.05m x 1.68m) Window to side aspect.

Bathroom

Comprising of corner bath with a shower over, wash hand basin, W/C and double aspect windows to rear and side.

Bedroom Five

17' 2" \times 15' 3" (5.23m \times 4.65m) With sloping ceilings, storage and window to front aspect.

Exterior

On street permit parking in the relevant zone, low maintenance rear garden, mainly paving with fencing and gating.





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- ONGOING FIVE BEDROOM HMO/ STUDENT LET
- Handsome three storey
- Situated in this sought after and upcoming NR3 postcode
- Wonderful array of original features to include cast iron fireplace
- Open plan living

Tenure: Freehold EPC Rating: D

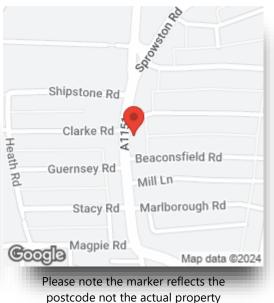
offers in excess of

£280,000









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Property Ref: NOR138799 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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