









welcome to

Magpie Road, Norwich

An exceptionally well presented TWO DOUBLE BEDROOM VICTORIAN MID-TERRACE PROPERTY situated in the sought after NR3 postcode with a wealth of local amenities and brilliant access to Norwich city centre. *VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC PROPERTY!*













Lounge/dining Room

25' 6" x 11' 9" (7.77m x 3.58m)

Entrance door, double aspect uPVC windows to the front & rear aspects, feature fireplace and stairs to the first floor.

Kitchen

7' 4" x 7' (2.24m x 2.13m)

Fully fitted comprehensive range of eye & base level kitchen units, stainless steel gas hob, stainless steel oven, space for an upright fridge/freezer, plumbing for a washing machine, work surfaces, inset sink unit and uPVC window to the rear aspect with side access to the garden.

First Floor Bedroom 1

12' x 10' 5" (3.66m x 3.17m)

uPVC window to the rear aspect and door into the ensuite bathroom.

Ensuite

Bath, wash hand basin, low level W/C, extractor fan, tiled splashbacks, radiator and uPVC window to the rear aspect.

Bedroom 2

11' 9" x 10' 9" (3.58m x 3.28m) uPVC window to the rear aspect and radiator.

Exterior

To the front of the property is an enclosed garden. To the rear is a pretty low maintenance garden mainly decked, is enclosed by fencing and has gated rear access.





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- Superb two bedroom Victorian terrace property
- 25ft open plan lounge/dining room
- Light & airy
- Excellent decorative order
- Private non-bisected rear garden.

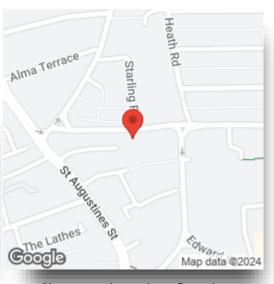
Tenure: Freehold EPC Rating: D

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139501



Property Ref: NOR139501 - 0005 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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