

Ben Allman
Estate & Letting Agents



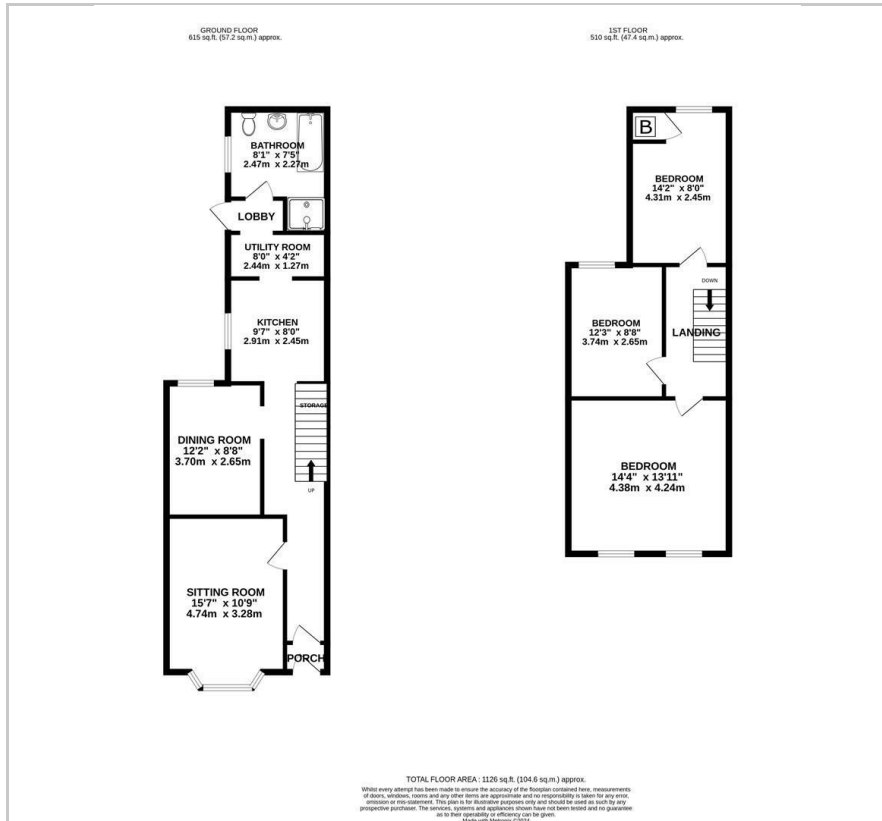
48 Magdalen Road

, Norwich, NR3 4AG

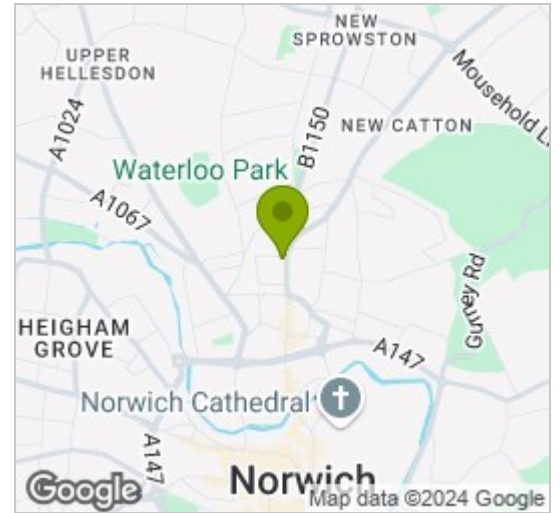
Guide price £290,000



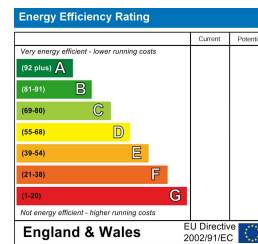
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Hall Entrance Victorian Terrace
- Three Double Bedrooms Off-Landing
- Large Kitchen
- Enclosed Rear Garden
- Walking Distance To City Centre
- Bay-Fronted Sitting Room With Original Fireplace And Oak Flooring
- New Carpets Throughout
- Utility Room
- No Onward Chain
- EPC D

We are thrilled to present this light and spacious bay-fronted, hall-entrance Victorian terraced property, conveniently situated just a short walk from Norwich city centre in the vibrant and sought-after NR3 area.

Recently renovated and offered with no onward chain, this home blends period charm with modern convenience. The property boasts a private rear garden and features generously proportioned rooms throughout.

The property boasts a porch entrance and large hallway which feeds to a generous sitting room with large fireplace and stripped back and sanded original flooring. Further down the hall there is a dining room, also complete with original Victorian fireplace, a modern kitchen, utility room, lobby, and 4-piece bathroom.

Upstairs there are three double bedrooms off-landing. New carpet has been laid through the first floor, stairs, entrance hall and dining room.

To the rear there is an enclosed rear garden, mainly laid to patio. There is a small storage shed, and a gate to the rear alley.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN
Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk