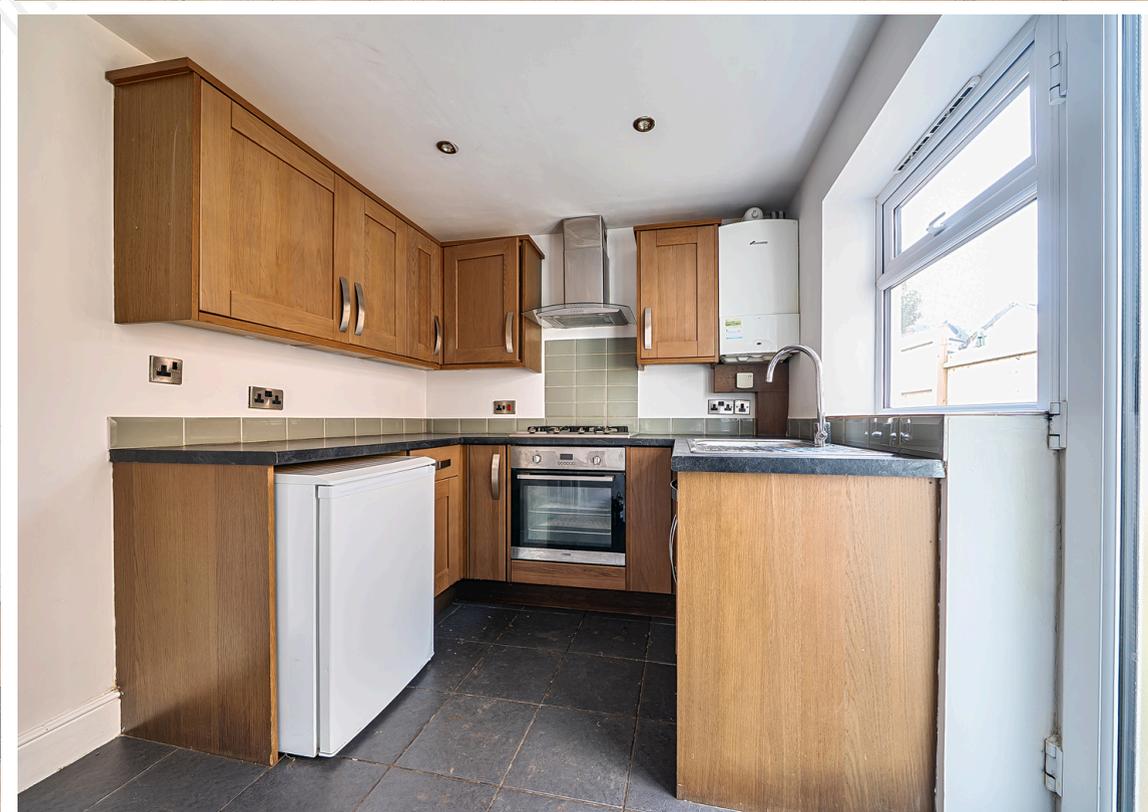




12 Magpie Road
Norwich, NR3 1JQ

BROWN & CO



12 Magpie Road, Norwich, NR3 1JQ

A two bedroom end terraced property with parking to the rear.

£225,000



DESCRIPTION

We are pleased to present to the market this two bedroom end of terraced property with parking in a popular part of Norwich. The property consists of hallway through to open plan living room and dining room, good sized kitchen with door to usual cellar space. The first floor boasts two good sized bedrooms with a light family bathroom.

Outside is a courtyard garden with two outside stores along with access to the parking space at the rear of the garden just off Catherine Wheel Opening.

The property would merit some updating but will be of interest to various buyers seeking a home or investment in this area of the city.

All mains' services are believed to be connected.

LOCATION

Magpie Road is situated in the popular NR3 postal code area, offering an abundance of amenities at your doorstep such as shops, cafes, schools, pubs and much more. You are conveniently located for access in and out of the city, being a short walk to the city centre.

DIRECTIONS

Leaving Norwich via Duke Street, proceed over the roundabout onto Pitt Street continue onto St Augustine's continue into the right-hand lane at the lights going round the corner onto Magpie Road the property will be shortly found on your right. The parking space at the rear of the property can be found on Catherine Wheel opening.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



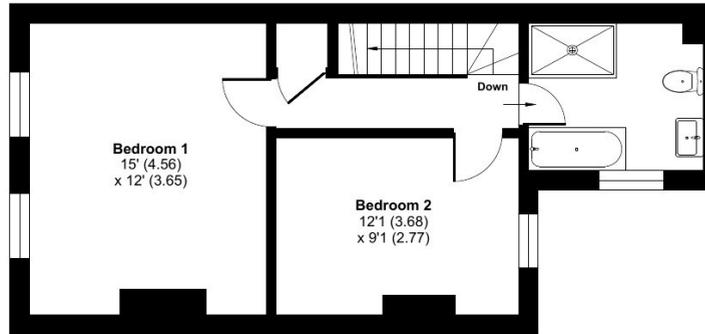
Magpie Road, Norwich, NR3

Approximate Area = 1053 sq ft / 97.8 sq m

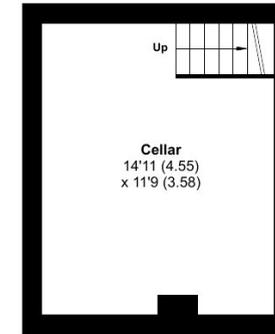
Outbuildings = 33 sq ft / 3 sq m

Total = 1086 sq ft / 100.8 sq m

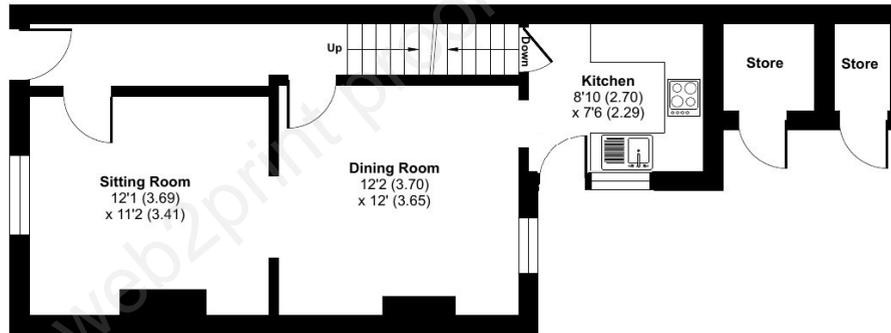
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1423351

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