



**34 Magdalen Road | Norwich | NR3 4AF**

**Offers In Excess Of £280,000**

\*\* HALL ENTRANCE TERRACE OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this stunning bay-fronted, hall-entrance mid-terrace home set in the highly sought-after NR3 area, perfectly positioned within easy walking distance of Norwich city centre, local shops, parks and excellent transport links. Beautifully presented throughout, this charming property boasts a welcoming lounge with feature fireplace, a spacious dining room with elegant French doors opening onto the garden, and a modern, well-designed MODERN SCHMIDT Kitchen, offering plenty of storage and worktop space. Upstairs, the property continues to impress with two generous bedrooms and a stylish shower room accessed off the landing. Outside, the home enjoys a low-maintenance front garden and an enclosed non-bisected rear garden ideal for outdoor dining and relaxation. With further benefits including double glazing, lovely wooden flooring, open fireplaces and gas central heating, this superb terrace is ready to move straight into and would make an exceptional first-time purchase or a fantastic buy-to-let investment.

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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any errors or omissions in this plan. Prospective purchasers are advised to check the measurements to satisfy themselves as to their accuracy. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.

## Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

## Accommodation Comprises:

Front door to:

### Entrance Hall

With doors to lounge, dining room, kitchen and stairs to first floor.

### Lounge 14'0" x 11'2"

Double glazed window to front, radiator, open fireplace.

### Dining Room 11'7" x 9'5"

Radiator, French doors to rear.

### Kitchen 11'9" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for washing machine and fridge/freezer, integrated dishwasher, double glazed window, French doors to rear, radiator.

### First Floor Landing

With doors to bedrooms one and two and shower room.

### Bedroom One 14'8" x 11'10"

Two double glazed windows to front, radiator.

### Bedroom Two 11'8" x 9'6"

Double glazed window to rear, radiator.

## Shower Room

Walk in shower cubicle, low level WC, hand wash basin, bidet, heated towel rail, frosted double glazed window to side.

## Outside - Front

Low maintenance garden, enclosed by timber fencing with timber gates and path to front door.

## Outside - Rear

Patio seating area, lawned area, mature plants and shrubs, enclosed by timber fencing with rear gate access.

## Local Authority

Norwich City Council, Tax Band A.

## Tenure

Freehold

## Utilities

Full fibre broadband available.  
 Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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