







1B Magdalen Close I I Norwich I NR3 1NE

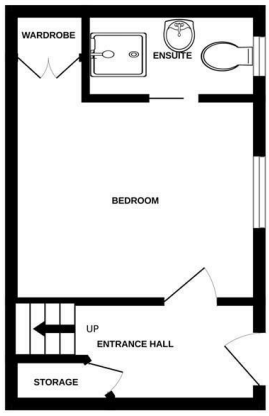
Offers In The Region Of £150,000

** NO ONWARD CHAIN UNIQUE THREE STOREY HOUSE WITH A ROOF TERRACE** Gilson Bailey are delighted to offer this unique and well-presented three-storey one-bedroom home, discreetly positioned in the heart of Norwich City Centre and offering an exciting opportunity to enjoy city living with the added benefit of private outdoor space. Thoughtfully arranged over three floors, the accommodation comprises an entrance hall, a generous double bedroom and an en-suite shower room on the ground floor, while the first floor is home to an open-plan kitchen/living area, ideal for both everyday living. Occupying the top floor is a superb private roof terrace with furniture included within the sale, providing a fantastic space to relax, dine outdoors or enjoy elevated views across the surrounding area. Further benefits include NEW CARPETS, REDECORATED THROUGHOUT, double glazing, electric heating and the added advantage of being offered with no onward chain. Perfectly placed within walking distance of Norwich's extensive range of shops, restaurants, entertainment venues and transport links, this distinctive property would make an excellent first-time purchase or buy-to-let investment. Early viewing is highly recommended.

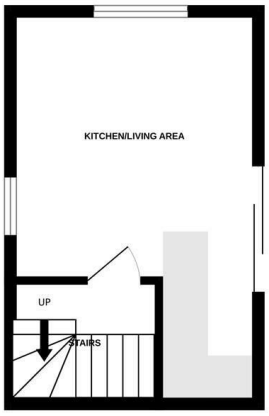
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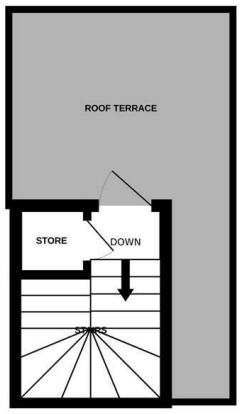
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt 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 taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location
The Cathedral city of Norwich is set in the heart of East Anglia and has everything you would desire in a vibrant regional capital, including wonderful shopping facilities with two shopping malls including Chantry Place, and a wide range of independent boutique shops in the Norwich lanes. There is a wide array of restaurants, bars, coffee shops, a dynamic nightlife which caters for all age groups, and the Theatre Royal is one of the country's oldest established theatres. The city is the most complete medieval city in the United Kingdom, including cobbled streets such as Elm Hill, Timber Hill and Tombland, with ancient buildings including St Andrews Hall, two Cathedrals and Norwich Castle. The River Wensum flows throughout the city with various pubs located along the river and with boat hire available. There are excellent transport links with Norwich train station providing a regular mainline service into London Liverpool Street, Cambridge and towards the coast. Norwich International Airport is also situated only 4 miles from the city centre. The city has two Universities including the University of East Anglia and Norwich University of The Arts. There are fantastic schools and colleges around the city and suburbs. Norfolk itself is arguably most famous for its man-made broads, a national park with over 125 miles of waterways set in beautiful countryside surrounded with charming and picturesque towns and villages with Wroxham, the capital of the broads, approximately 8 miles from the centre of Norwich.

Accommodation Comprises
Front door to:

Entrance Hall
Door to bedroom and stairs to first floor.

Bedroom 11'0" x 10'1"
Double glazed window, electric radiator, built in wardrobe with washer/dryer.

Shower Room 7'1" x 3'2"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing
Door to:

Kitchen/Living Area 17'2" x 11'1"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, double glazed window, sliding doors to Juliet balcony, electric radiator.

Second Floor Landing
Door to roof terrace.

Roof Terrace
With glass and chrome balustrade.

Local Authority
Norwich City Council, Tax Band A.

Tenure
Freehold

Utilities
Fibre to the property.
Mains water and electric.

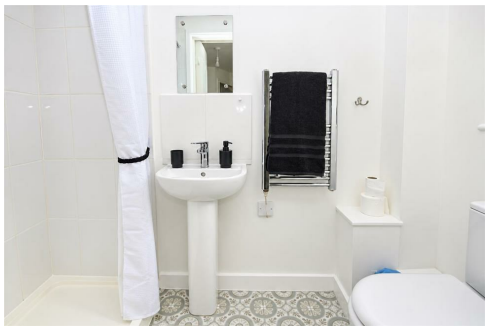
Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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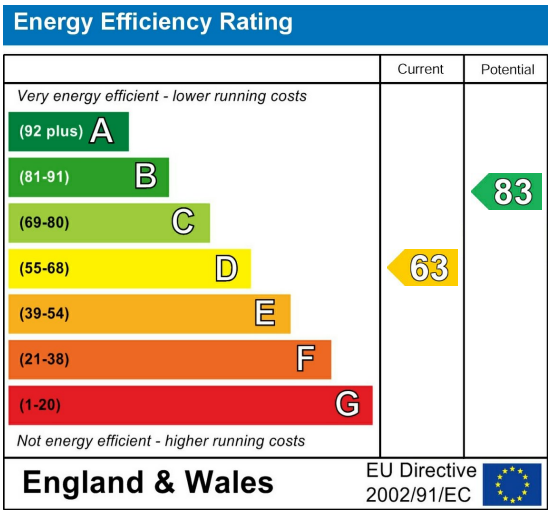












Local Authority

Norwich City Council, Tax Band A

Tenure

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.