



52 Magpie Road | | Norwich | NR3 1JQ

Offers In Excess Of £215,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this attractive and well-presented two-bedroom mid-terrace home, ideally located within the highly desirable NR3 area of Norwich, just a short walk from the city centre and its excellent range of amenities. Offering a blend of character and modern convenience, this charming property is perfectly suited to first-time buyers, professionals and investors alike. The accommodation comprises a comfortable lounge, a separate dining room, both enhanced by recently fitted flooring, a stylish modern kitchen featuring new cooking appliances, and a shower room on the ground floor. Upstairs, both bedrooms are accessed independently from the landing, with one benefitting from an en-suite bathroom, creating a flexible and practical layout. Externally, the property enjoys a low-maintenance front garden and a paved rear garden, providing an ideal outdoor space for relaxing and entertaining with minimal upkeep required. Further benefits include double glazing, gas central heating with a newly fitted boiler installed in April 2026, a recently re-roofed main house with upgraded loft insulation, and the added advantage of being offered with no onward chain. Situated in one of Norwich's most popular residential locations, close to an array of independent cafés, shops, restaurants and transport links, this fantastic home presents an excellent opportunity to step onto the property ladder. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the foregoing contained floor, measurements, or areas, volumes, rooms and any other data, the appropriate responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appearance shown here are not intended and no guarantee as to their availability or otherwise can be given.
Made with MyPlan 10/2014

Location

Magpie Road is within walking distance of the City Centre, located close by to many local amenities including schooling, popular local pubs, shops, restaurants and supermarkets. There is ease of access to the Norwich Ring Road, NDR, Norwich international Airport and Norwich train station.

Accommodation Comprises

Front door to:

Lounge 12'4" x 12'0"

Double glazed window, radiator.

Dining Room 12'4" x 9'11"

Door to rear, radiator, storage cupboard.

Kitchen 11'1" x 7'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, boiler.

Shower Room 6'11" x 2'9"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'4" x 12'0"

Double glazed window, radiator, cast iron fireplace, storage cupboard.

Bedroom Two 12'4" x 9'11"

Double glazed window, radiator, cast iron fireplace.

Bathroom 7'10" x 7'6"

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Low maintenance garden enclosed by fencing with path to front door.

Outside Rear

Bisected paved garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold

Utilities


Fibre to the property.

Mains gas, 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.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.