







60 Magdalen Road I I Norwich I NR3 4AQ

Guide Price £190,000

GUIDE PRICE £190,000 - £200,000 OFFERED WITH NO ONWARD CHAIN
Gilson Bailey are delighted to offer this well presented, two bedroom, mid terrace house situated in the highly sought after NR3 area of Norwich, just a short walk from the City Centre and its excellent range of amenities. The accommodation comprises a welcoming lounge, separate dining room and modern fitted kitchen to the ground floor offering excellent living space and the first floor providing two generous bedrooms off the landing, with the second bedroom giving access to the stylish shower room. Outside, the property benefits from a driveway to the front providing off-road parking, while to the rear there is a large, bisected garden and an outside WC, offering excellent outdoor space and further potential. The house further benefits from double glazing, gas central heating and is offered with no onward chain, making it an ideal first-time purchase or buy-to-let investment. Early viewing is highly recommended.

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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
Magdalen Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath and the Norwich Ring Road.

Accommodation Comprises
Front door to:

Lounge 11'5" x 11'5"
Double glazed window, radiator.

Dining Room 8'8" x 8'7"
Double glazed window, radiator, stairs to first floor.

Kitchen 7'8" x 6'1"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to side.

First Floor Landing
Doors to two bedrooms.

Bedroom One 11'6" x 11'5"
Double glazed window, radiator.

Bedroom Two 8'9" x 8'6"
Double glazed window, radiator.

Shower Room 7'4" x 5'5"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Driveway providing off road parking.

Outside Rear
Large paved bisected garden, outside WC, enclosed by fencing and hedging.

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.

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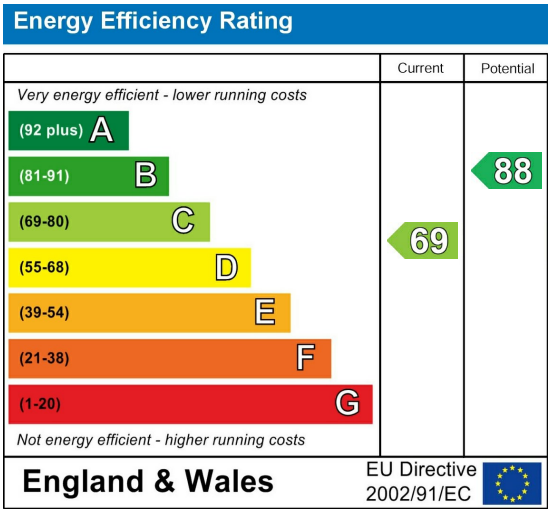












Local Authority

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.