



66 Magdalen Road | | Norwich | NR3 4AQ

Guide Price £220,000

****GUIDE PRICE £220,000 - £230,000 LARGE REAR GARDEN WITH A STUDIO AND OFF ROAD PARKING**** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MID TERRACE HOUSE situated in the highly sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are TWO BEDROOMS off landing with bedroom two having an EN-SUITE BATHROOM. Outside there is a driveway to the front providing OFF ROAD PARKING and to the rear there is a LARGE REAR GARDEN with an OUTSIDE STUDIO PROVIDING MULTIPLE USES. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other items are approximate and no 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 services, fixtures and appliances shown here may have been removed and no guarantee as to their availability 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 11'6" x 11'6"

Double glazed window, two radiators.

Dining Room 8'8" x 8'6"

Double glazed window, radiator, storage cupboard.

Kitchen 7'8" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, gas hob with extractor over, fitted oven.

Utility Room 10'1" x 4'0"

Sink, space for washing machine and fridge, radiator, door to garden.

WC

Low level WC, frosted double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 11'5" x 10'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 8'8" x 8'7"

Double glazed window, radiator, boiler.

Bathroom 7'9" x 5'11"

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

Outside Front

Shingled driveway providing off road parking.

Outside Rear

Large bisected lawned garden, patio seating area, outside studio, enclosed by fencing.


Local Authority

Norwich City Council, Tax Band A.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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