



Magdalen Road, Norwich

Guide Price £250,000 - £260,000 Freehold

Energy Efficiency Rating : N/A

- ✓ Grade II Listed Terrace Property
- ✓ Sought After North City Location
- ✓ Sitting Room & Separate Dining Room
- ✓ Wealth Of Original Character Features
- ✓ Enclosed Rear Garden
- ✓ Rear Access to Provide Off Road Parking
- ✓ Large Summerhouse with Double Doors
- ✓ Two Double Bedrooms

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





SUPERB GRADE II LISTED TERRACE PROPERTY, situated in the popular North City area, with easy access to the area's numerous local amenities and with excellent access into Norwich City Centre. The property offers accommodation including a sitting room with a FEATURE WOOD BURNING STOVE, separate dining room, bespoke fitted kitchen with INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS and well fitted family bathroom with a white suite. The property also benefits from a WEALTH OF ORIGINAL CHARACTER FEATURES to include wood floors and pine doors, along with gas fired central heating. To the rear, an enclosed rear garden with DOUBLE GATES lead FROM A COMMUNAL ACCESS TO THE REAR ALLOWING VEHICULAR ACCESS and access to the large timber summerhouse which could provide a fantastic home office/gymnasium, or for secure parking for a classic car/bike.

LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

DIRECTIONS

You may wish to use your Sat-Nav (NR3 4LB), but to help you...From Prince of Wales Road turn left onto Riverside Road, take the first exit at the roundabout onto Barrack Street, at the next roundabout take the third exit onto Charlton Road, then take a left turn onto Bull Close Road, and the third right onto Magdalen Road. Follow the road, where the house can be found on the right hand side, indicated by our 'For Sale' board

The property is approached via a shingle pathway leading to the front door, with a well maintained lawned garden and well stocked borders.

Entrance door to:

SITTING ROOM

12' x 11' 7" Max (3.66m x 3.53m) Cast iron wood burner set within a decorative fire place, wood flooring, window to front, original glazed panel over the front door, coved ceiling, picture rail, stripped pine glazed door to:

DINING ROOM

9' 7" x 8' 8" Max (2.92m x 2.64m) Wood flooring, radiator, window to rear, stairs to first floor landing, built-in storage cupboard, coved ceiling, door to:

KITCHEN

11' 7" x 6' 4" (3.53m x 1.93m) Fitted range of wall and base level units with solid wood work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven, and extractor fan over, integrated under counter fridge, integrated washing machine, feature window to the dining room, tiled flooring, window to rear, smooth ceiling with recessed spotlights, door to rear garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet and wood flooring, radiator, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' x 11' 6" Max (3.66m x 3.51m) Fitted carpet, radiator, sash window to front x2, coved ceiling.

DOUBLE BEDROOM

15' 6" x 6' 9" (4.72m x 2.06m) Fitted carpet, radiator, window to rear x2, built-in storage cupboard, smooth ceiling.

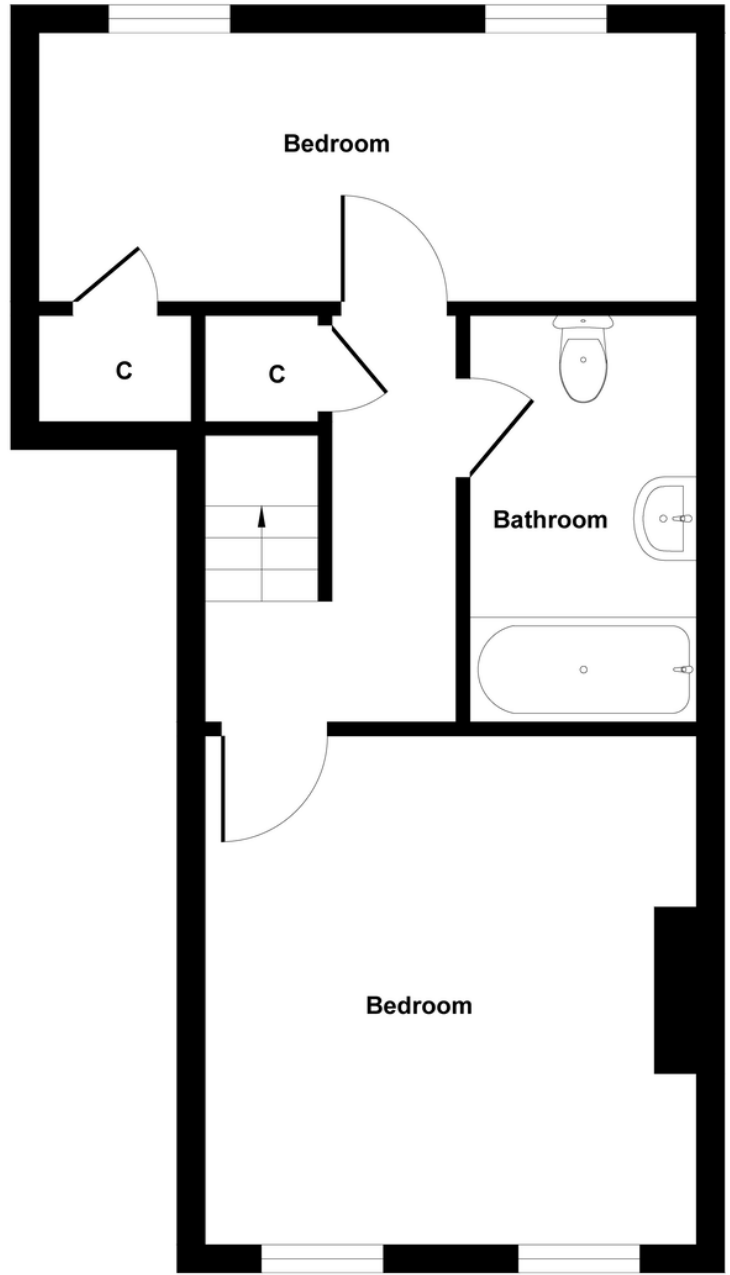
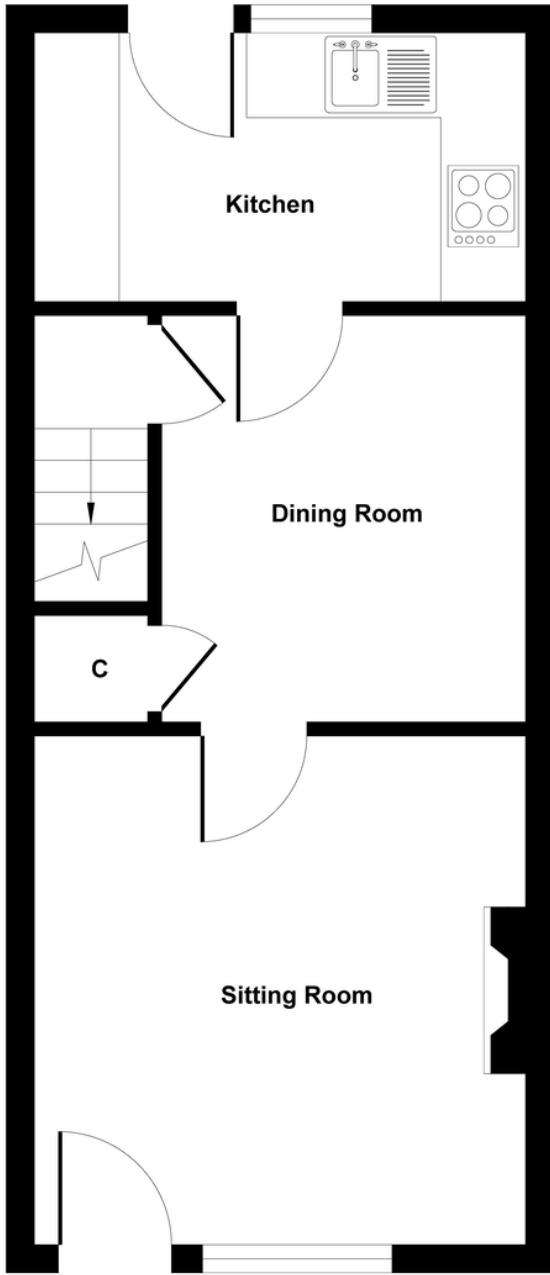
FAMILY BATHROOM

Three piece suite comprising high level W.C, hand wash basin set within feature pine vanity unit and mixer tap over, panelled bath with mixer shower tap, tiled splash backs and pine panelling, tiled flooring, heated towel rail, smooth ceiling with recessed spotlights.

OUTSIDE

Lawned garden to front entered via a wooden gate, with shingle path to front door and a shared passageway to side with access to the rear garden. The rear garden is mainly laid to lawn with fenced borders, well stocked flowerbeds, a brick storage shed and a large timber summer house, which could be used for a variety of different purposes by a potential buyer, including home office/study, gymnasium or as car/bike storage, with wooden gates. A pedestrian gate allows vehicular access to a residents only parking area to the rear of the property.





Ground Floor
Approximate Floor Area
331 sq. ft
(30.75 sq. m)

First Floor
Approximate Floor Area
366 sq. ft
(34.00 sq. m)

Approx. Gross Internal Floor Area 697 sq. ft / 64.75 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements