

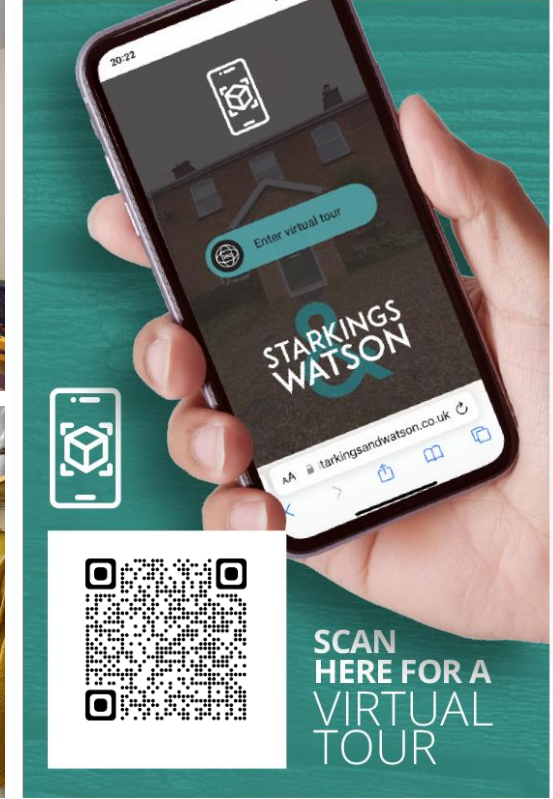
MAGDALEN ROAD

Norwich NR3 4LB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS**  
**WATSON**

- No Chain!
- Terrace Home with Period Features
- Sought After Position in (NR3) North City
- Sitting & Dining Room
- Fitted Kitchen with Space for Appliances
- Ground Floor Bathroom
- Three Bedrooms or Two with Home Office
- Private Gardens to Rear

### IN SUMMARY

NO CHAIN. This MID-TERRACE HOME offers PERIOD FEATURES and a North City location which is within WALKING DISTANCE to the CITY CENTRE. Boasting close to 900 Sq. ft (stms) of accommodation the property is an EXCELLENT INVESTMENT or FIRST TIME BUY, with gas fired CENTRAL HEATING and uPVC double glazing already installed for ease. The accommodation comprises a porch entrance, 13' sitting room, 13' dining room, KITCHEN, inner lobby and FAMILY BATHROOM. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the THIRD BEDROOM off the second. The REAR GARDEN is laid to lawn with a further shingled garden and storage SHED.

### SETTING THE SCENE

Set back from the road with a shingled frontage and hedged boundary, the front garden is low maintenance and walled to the front boundary.

### THE GRAND TOUR

Heading inside the porch entrance offers storage, with a door into the sitting room. Stripped wood flooring runs under foot, with a feature fire place and uPVC double glazed window to front. The inner hall offers stairs to the first floor, and a part glazed entrance door to the dining room - a versatile and multi-purpose room with stripped wood flooring and ample space for a table and soft furnishings. Built-in storage can be found under the stairs, with an opening to the kitchen - fully fitted with a range of built-in storage, and with space for a full range of white goods and a gas cooker. A window faces to side, and a gas fired central heating boiler is fitted to the wall. An inner hall provides a door to the rear, further storage and a door to the family bathroom, where a three piece suite with a shower over the bath can be found. Upstairs, the landing leads to two double bedrooms, one with stripped wood flooring, and the other with fitted carpet, with a built-in storage cupboard, and third bedroom leading off.

### THE GREAT OUTDOORS

The outside rear is a fantastic size, with a main lawn and further shingled area beyond. With a wealth of mature planting, an area of hard standing leads from the rear, with a timber built storage shed.



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



#### OUT AND ABOUT

Within 15 minute 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 and 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.

#### FIND US

Postcode : NR3 4LB

What3Words : ///asleep.sleeps.guard

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

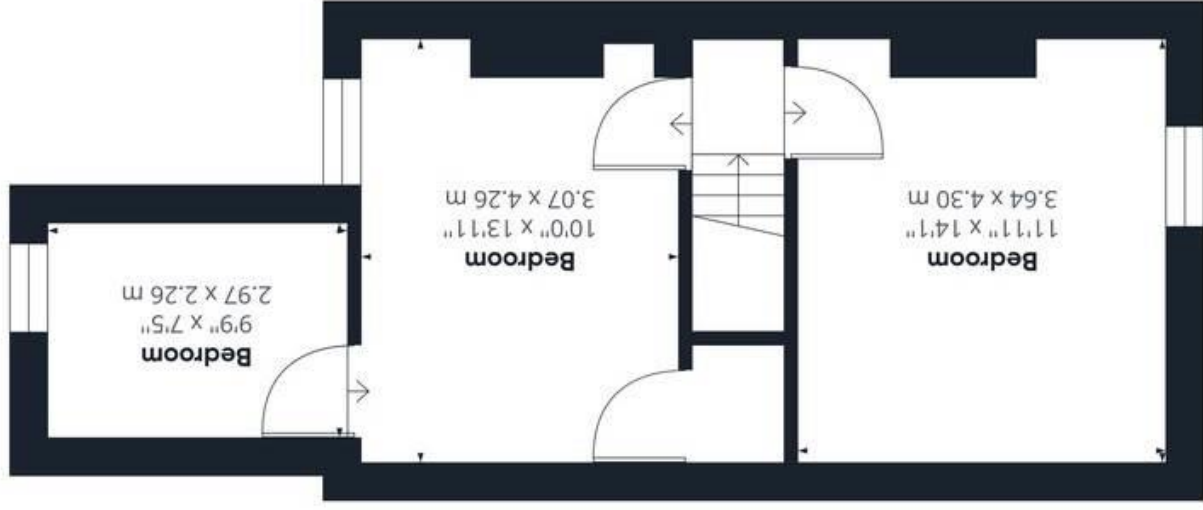
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)  
 894.76 ft<sup>2</sup>  
 83.13 m<sup>2</sup>



Floor 1



Ground Floor

