

# HADLEY TAYLOR

## FLAT 1, 117 MAGDALEN STREET, NORWICH NR3 1LN

**SPLIT LEVEL MASONETTE LOCATED IN THE HEART OF THE CITY CENTRE  
WITH SITTING ROOM, DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS,  
BATHROOM, SEPARATE WC, OFF ROAD PARKING, PART DOUBLE GLAZED,  
GAS FIRED CENTRAL HEATING, PERIOD FEATURES AND NO ONWARD CHAIN  
ENERGY RATING E**



**Sitting Room**



**Dining Room**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**GUIDE PRICE £164,950**

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ  
Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)**

## Location

The property is located within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, comprehensive shopping facilities, the Norfolk and Norwich hospital, the University of East Anglia, local shopping facilities, Norwich mainline railway station, cinemas, theatres, restaurants, public houses and parks are all within easy reach.

## Accommodation

The flat has its own entrance on the ground floor. The first floor accommodation comprises a sitting room (13'6" x 12'2") with fireplace, dining room (13'7" x 7'11"), kitchen (9'11" x 7'6"), inner hall, and separate WC. On the second floor, which is served by two separate staircases, there are 2 double bedrooms (15'9" x 9'9" and 12'3" x 9'4") and a bathroom (12'8" x 7'1"). The property is well presented throughout and benefits from a wealth of period features, gas fired central heating and part double glazing.

## Outside

The property enjoys the benefit of off road parking.

## Tenure

The property is sold leasehold. The 125 year lease commenced in 1988. The annual ground rent is £50.

## Directions

Leave Norwich in a northerly direction on Tombland, continue into Wensum Street, continue over the river into Fye Bridge Street, continue into Magdalen Street, pass under the A147 inner ring road and the property is on the right hand side of the road.

## Local Authority

Norwich City Council

## Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

## Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

## Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

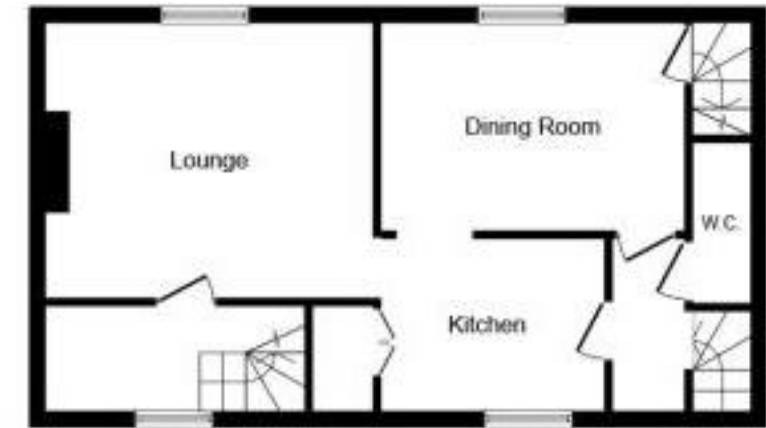
## Hours of Business

Monday to Friday: 0900 – 1730

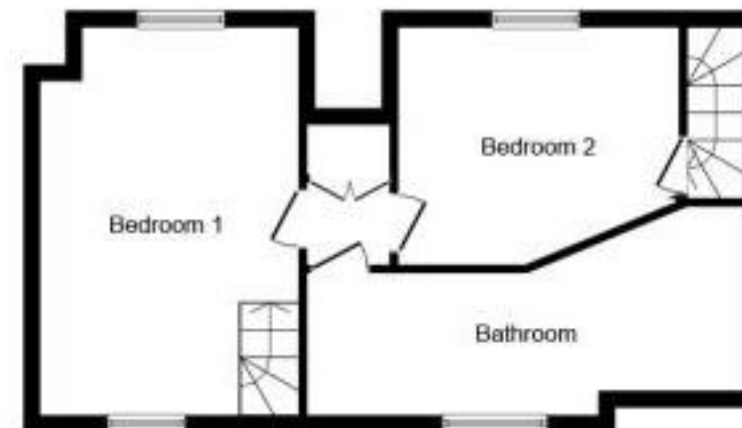
Saturdays: 0930 – 1500.



**Ground Floor**



**First Floor**



**Second Floor**