



## Magdalen Street, Norwich

Guide Price £125,000 Leasehold

Energy Efficiency Rating : 67

- ✓ No Chain!
- ✓ Ground Floor Flat
- ✓ Courtyard Garden & Storage
- ✓ Spacious Sitting Room
- ✓ Fitted Kitchen
- ✓ One Double Bedroom
- ✓ Potential for Permit Parking
- ✓ New 125 Year Lease

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







AVAILABLE with VACANT POSSESSION or TENANT IN SITU PAYING £610 PCM, this GROUND FLOOR FLAT and COURTYARD offers a self-contained ENTRANCE, with a NEW 125 YEAR LEASE, SHARE OF FREEHOLD, with POTENTIAL for PERMIT PARKING this is an ideal First Time Buy or Investment - especially being located so close to the City Centre! Stepping inside the accommodation comprises SITTING ROOM, fitted KITCHEN, ONE DOUBLE BEDROOM and FAMILY BATHROOM - finished with gas fired central heating. A useful CELLAR OFFERS POTENTIAL. To the outside, a COURTYARD GARDEN offers a peaceful retreat, with a USEFUL BRICK BUILT SHED.

#### 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 road, 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 1NF), but to help you...Leave Norwich heading North on Magdalen Street, where the property can be found prior to the traffic lights leading to Sprowston Road, with the ground floor entrance identified by our For Sale board.

Set behind a communal wrought iron access gate, a pathway leads to the main property and courtyard.

Entrance door to:

#### SITTING ROOM

13' 6" x 12' 4" Max. (4.11m x 3.76m) Wood effect flooring, radiator, window to front, door to cellar, thermostat heating control, doors to:

#### DOUBLE BEDROOM

13' 8" x 10' 10" Max. (4.17m x 3.3m) Fitted carpet, radiator, window and door to front, smooth ceiling with loft access hatch.

#### KITCHEN

11' 6" x 10' 6" Max. Of Irregular Shape. (3.51m x 3.2m) Fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, space for electric cooker, vinyl flooring, space for fridge freezer and washing machine, window to front, wall mounted gas fired central heating boiler, radiator, extractor fan, smooth ceiling, door to:

### **FAMILY BATHROOM**

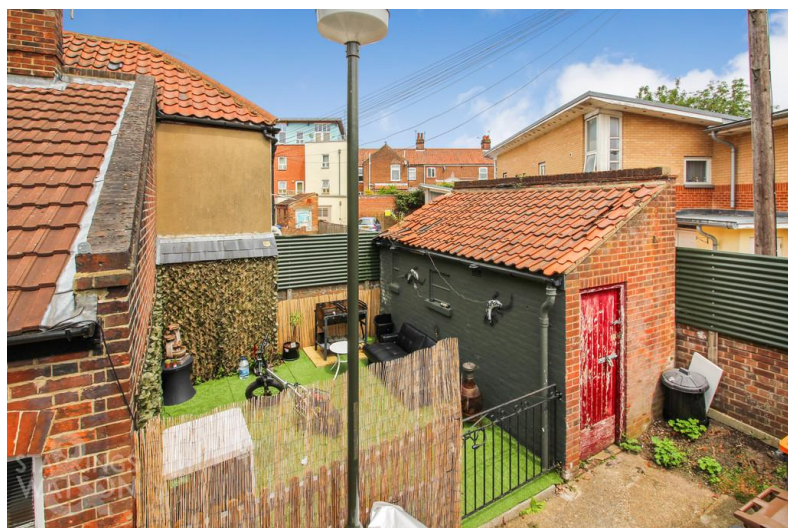
Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, tile effect flooring, radiator, window to front, smooth ceiling with extractor fan.

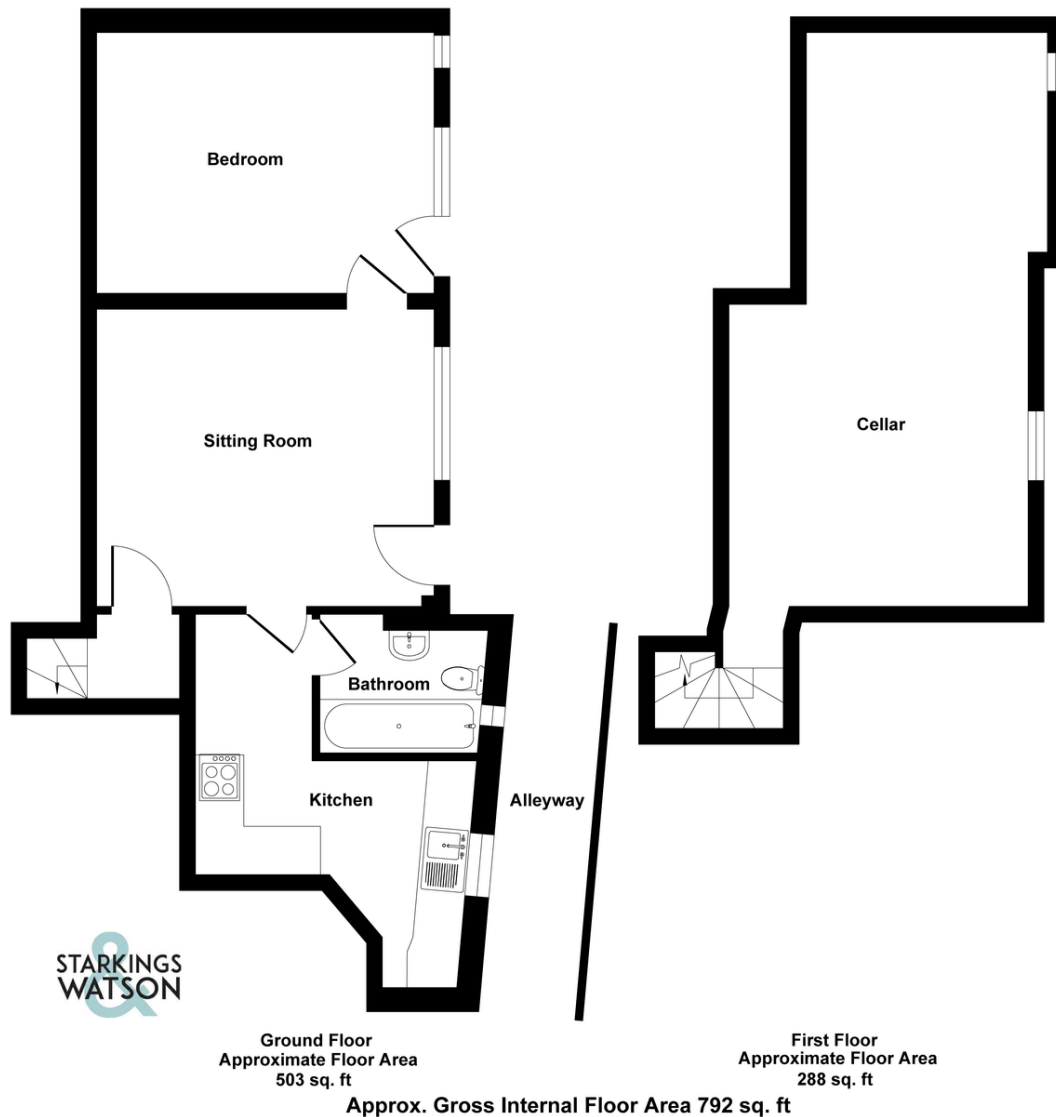
### **COURTYARD**

A generous courtyard garden offers a secluded outside entertaining space with an adjacent brick built storage shed.

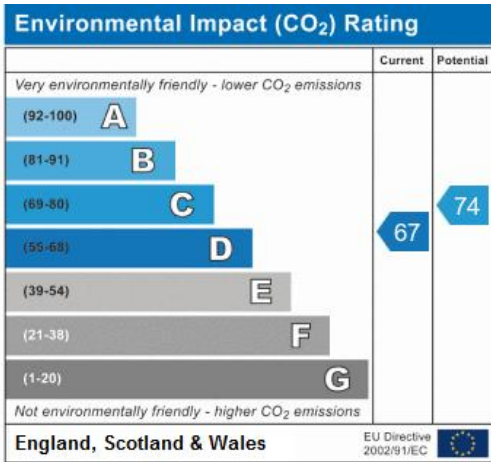
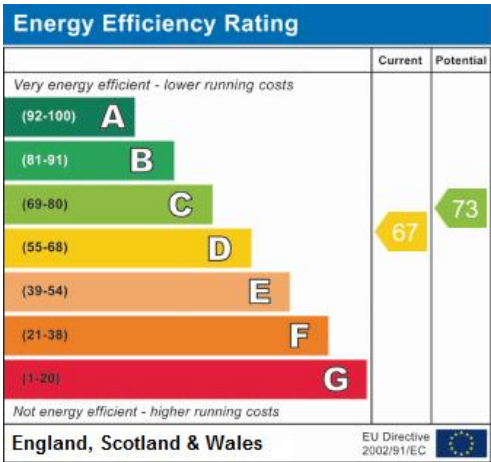
### **CELLAR**

23' 8" x 12' 5" Max. (7.21m x 3.78m) Brick flooring, radiator x2, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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