



## Magdalen Street, Norwich

Guide Price £115,000 Leasehold

Energy Efficiency Rating : 34

- ✓ No Chain!
- ✓ Available Vacant or with Tenant
- ✓ Spacious Sitting Room
- ✓ Kitchen/Breakfast Room
- ✓ Gas Fired Central Heating
- ✓ Self-Contained Entrance
- ✓ 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 £560 PCM, this FIRST FLOOR FLAT offers an ATTRACTIVE self-contained ENTRANCE at ground floor level. Offered with a NEW 125 YEAR LEASE and 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, a useful LOBBY AREA provides storage, with stairs leading to the first floor. Finished with GAS FIRED CENTRAL HEATING, the accommodation comprises SITTING ROOM, KITCHEN/BREAKFAST ROOM, ONE DOUBLE BEDROOM and FAMILY BATHROOM.

#### 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.

Double doors to:

#### ENTRANCE LOBBY

Fitted carpet, window to front x2, radiator, cupboard housing meters, ornate coved ceiling, raised storage space, stairs to first floor landing.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, velux window to rear, radiator, doors to:

#### DOUBLE BEDROOM

11' x 9' 8" Max. (3.35m x 2.95m) Fitted carpet, radiator, uPVC double glazed window to front (installed 2016), smooth high level ceiling with loft access hatch, television point.

#### KITCHEN/BREAKFAST ROOM

10' 9" x 9' 3" (3.28m x 2.82m) Fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with stainless steel splash back, space for washing machine and fridge freezer, vinyl flooring, radiator, uPVC double glazed window to front, space for dining table, smooth high level ceiling.

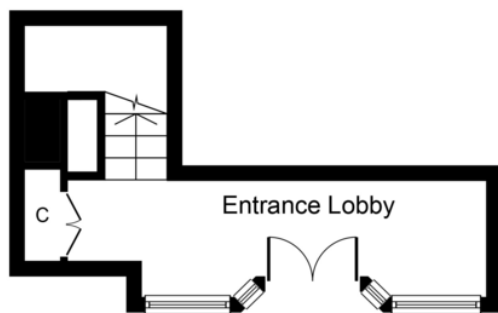
### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, high level ceiling, cupboard housing wall mounted gas fired central heating boiler, extractor fan.

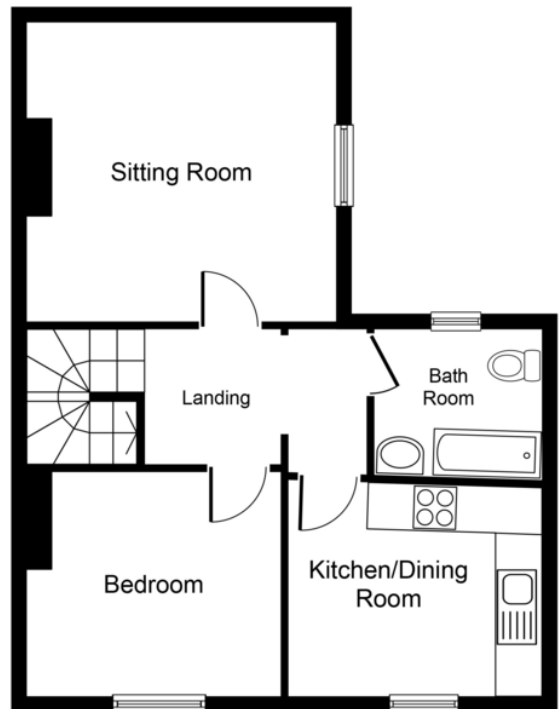
### SITTING ROOM

13' 5" x 12' 8" Max. (4.09m x 3.86m) Fitted carpet, radiator, uPVC double glazed window to side, television and telephone points, smooth high level ceiling.



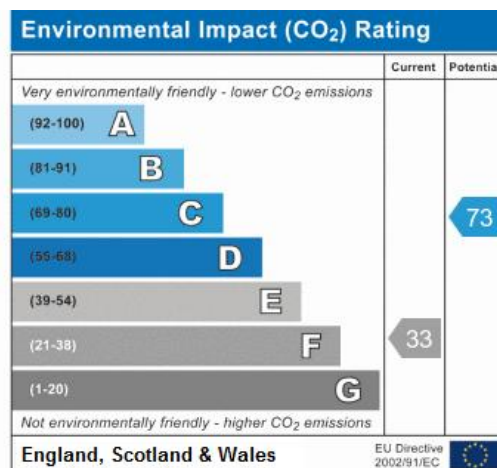
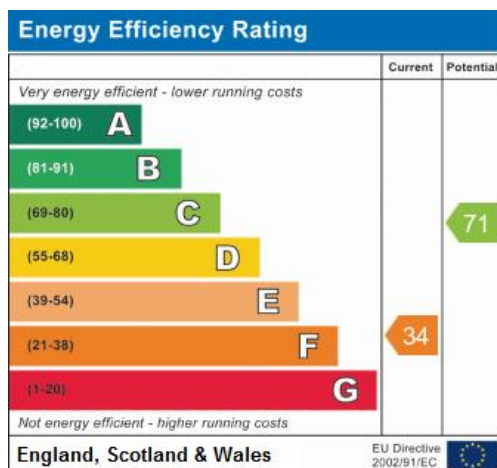


**Ground Floor**  
Approximate Floor Area  
124 sq. ft.  
(11.5 sq. m.)



**First Floor**  
Approximate Floor Area  
510 sq. ft.  
(47.4 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 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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