



Magpie Road, Norwich

Guide Price £175,000 Freehold

Energy Efficiency Rating : 63

- ✓ No Chain!
- ✓ Close to Norwich City Centre
- ✓ Sitting Room with Stripped Wood Floors
- ✓ Scope to Remodel & Update
- ✓ Dining Room & Kitchen
- ✓ Two Double Bedrooms
- ✓ Low Maintenance Gardens
- ✓ On Road Parking

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

**STARKINGS
&
WATSON**



NO CHAIN! With a **LOW MAINTENANCE REAR GARDEN** which could be re-purposed as a **PARKING SPACE**, the property is a **PERFECT FIRST TIME BUY** but equally has been used as an **INVESTMENT** in the past which we would estimate to achieve in the region of **£750-£800 PCM**. This mid-terrace home is ready for someone to **PLACE THEIR OWN STAMP** on the interior, with **SCOPE** for **POTENTIAL PURCHASERS** to **REMODEL** and **UPDATE**, taking full advantage of the **AVAILABLE SPACE**. The accommodation comprises **SITTING ROOM** with **STRIPPED WOOD** flooring, **DINING ROOM** and **KITCHEN** to the ground floor. To the first floor, **TWO DOUBLE BEDROOMS** and a **FAMILY BATHROOM** with **THREE PIECE SUITE** complete the property. This **NORTH CITY LOCATION** is perfect for trips into **NORWICH** or for leaving the city behind and heading to the **NORFOLK COASTLINE**.

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 1JQ), but to help you...Leave Norwich City Centre on Duke Street and head straight over at the roundabout onto Pitt Street. Follow round to the left through the traffic lights and the enter the right hand lane as you approach another set of traffic lights. Follow round onto Magpie Road where the property can be found on your right hand side.

The property is approached via a picket fence and a hard standing footpath with adjacent shingle front gardens.

Obscure glazed entrance door to:

SITTING ROOM

11' 6" x 11' 2" (3.51m x 3.4m) Stripped wood flooring, radiator, built-in low level storage cupboard x2, uPVC double glazed window to front, picture rail, smooth ceiling, door to:

DINING ROOM

10' 10" x 8' 10" (3.3m x 2.69m) Stripped wood flooring, radiator, uPVC double glazed window to rear, stairs to first floor landing with under stairs storage cupboard, thermostat heating control, picture rail, smooth ceiling, opening to:

KITCHEN

7' 11" x 6' 6" (2.41m x 1.98m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with extractor fan and black glass splash back, wood effect flooring, space for washing machine and fridge freezer, radiator, uPVC double glazed window and obscure glazed door to rear garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 6" x 11' 2" (3.51m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

10' 10" x 8' 10" (3.3m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, built-in storage cupboard housing the wall mounted gas fired central

heating boiler, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to side, extractor fan.

OUTSIDE REAR

Leaving the property via the kitchen door you step onto a hard standing pathway which leads round to the main garden. Currently the garden is low maintenance with a timber panelled fence to the end. Other properties along this road have removed the fence panels and made the rear garden into a parking area which would be classed as an off road parking space - subject to the necessary permissions.

OUTSIDE TOILET

This room could be brought into the main accommodation but is currently accessed from the outside. Low level W.C with door to front.





STARKINGS & WATSON
Ground Floor
 Approximate Floor Area
 329 sq. ft
 (30.56 sq. m)

First Floor
 Approximate Floor Area
 310 sq. ft
 (28.79 sq. m)

Approx. Gross Internal Floor Area 639 sq. ft / 59.35 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 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

Centralised Hub:

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