



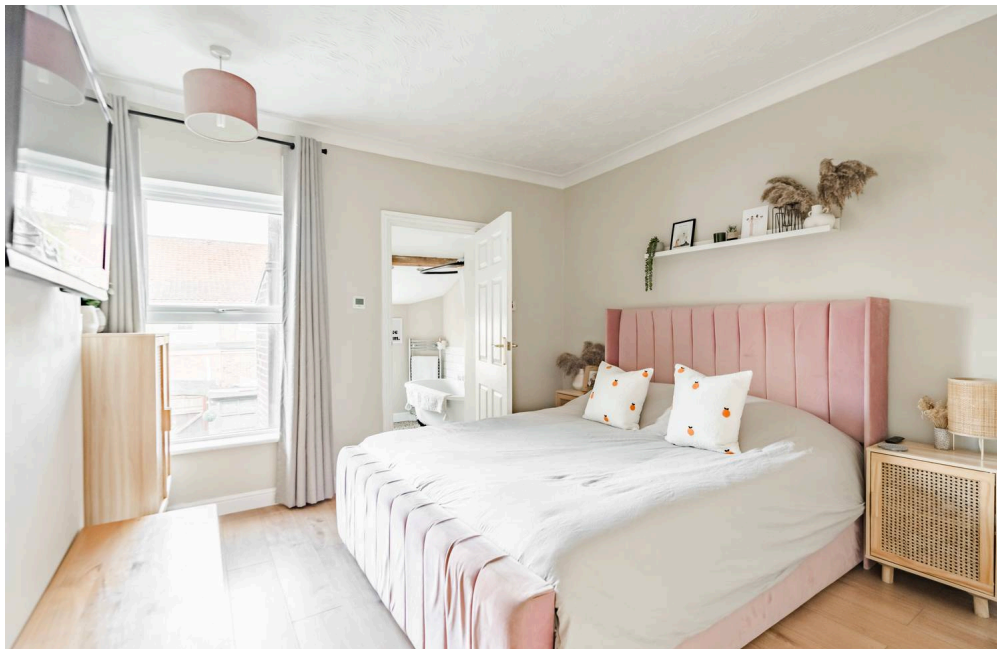
## 109 Magpie Road, Norwich

£210,000 - £220,000 Freehold

This beautifully presented 2-bedroom terraced house, situated in the highly sought-after NR3 district, presents a rare opportunity for those seeking a modern home in a convenient location. Boasting a contemporary interior that has been tastefully refurbished, this property is a testament to style and comfort.

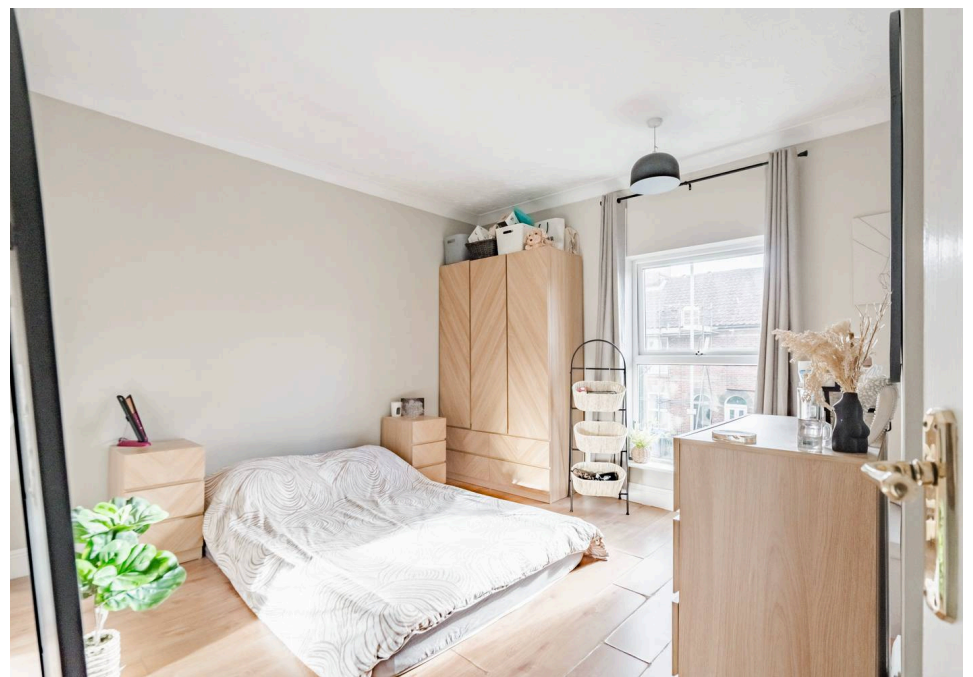
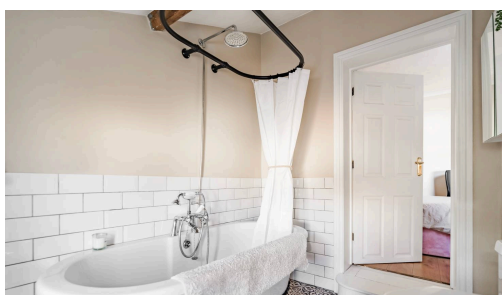
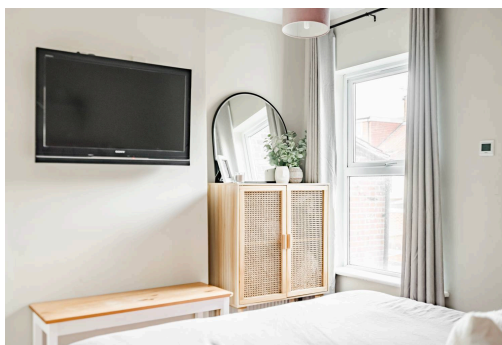
## Location

Located at Magpie Road, Norwich, NR3 1JG, this property is ideally situated in the vibrant and sought-after NR3 district, known for its unique blend of history, culture, and community spirit. Just minutes from Norwich city centre, this area offers convenient access to a variety of amenities, including independent shops, trendy cafes, and popular restaurants, as well as well-regarded schools and green spaces like Wensum Park and Waterloo Park. With excellent transport links nearby, commuting is a breeze, whether by car or public transport. This location combines the best of city living with a welcoming neighbourhood atmosphere, making it an ideal choice for those looking to enjoy both convenience and community.



## Magpie Road

Upon entering the home, you are greeted by a welcoming hall that leads to two reception rooms. To the left is the sitting room, featuring an elegant fire surround, while to the right lies the dining room, also enhanced by a striking fire surround.



The dining room provides access to the modern kitchen, equipped with a range of base and wall units, a sink with a mixer tap, space for a washing machine, a fitted oven with a ceramic hob, and a convenient door leading to the private enclosed garden.

Upstairs, you will find the two well-appointed bedrooms along with the family bathroom, complete with a free-standing bath and a shower attachment above, offering a perfect retreat for relaxation.

The vendors have maintained the property meticulously, ensuring that the kitchen and boiler are just one year old, adding a touch of modernity and efficiency to the home. The private garden exudes tranquility, landscaped in a low-maintenance style with two levels of decking, a paved pathway, and enclosed by panel fencing, providing a peaceful outdoor space to enjoy.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

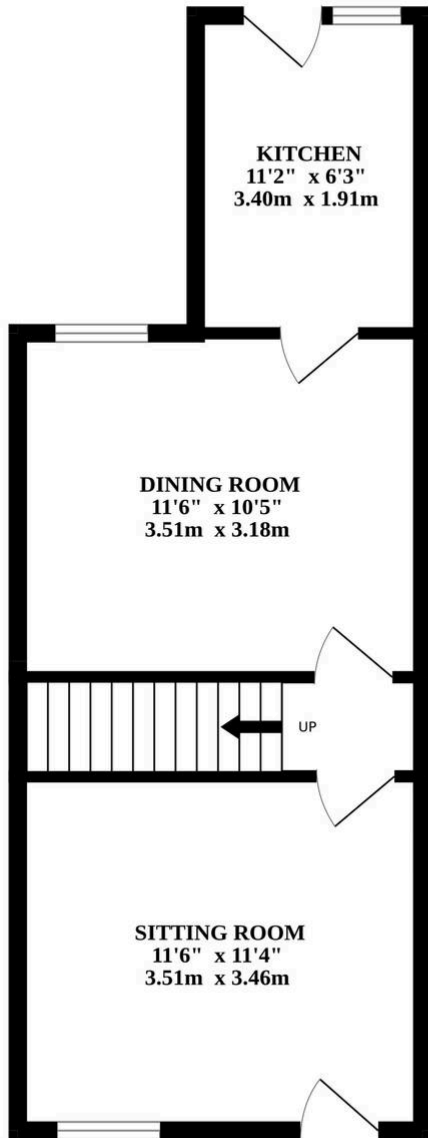
Tenure: Freehold

EPC Energy Efficiency Rating: C

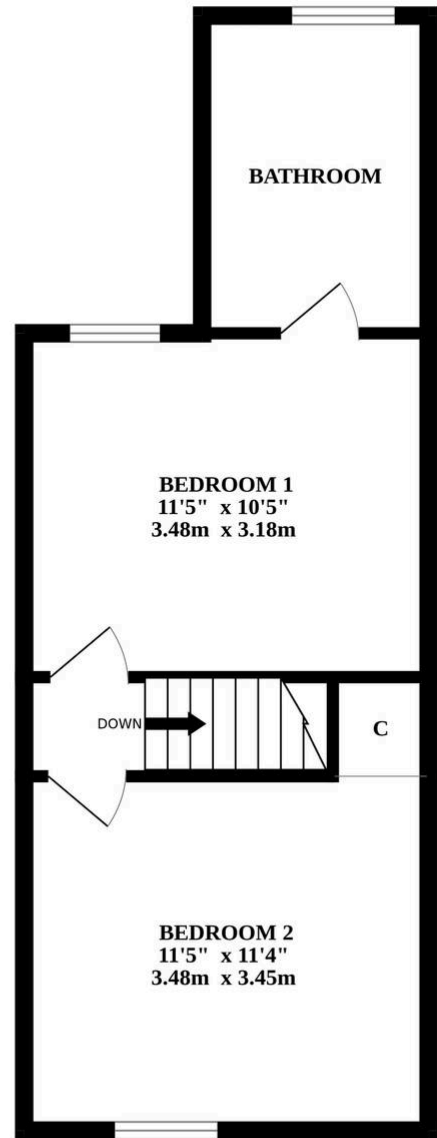
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024