



**Zipfels Court | , Magdalen Street, Norwich, NR3 1LN**

**£1,000 pcm**

Gilson Bailey are delighted to offer this newly redecorated MAISONETTE located in NR3 close to the city centre with accommodation totalling 67 square meters, over two floors comprising Kitchen/Diner, Lounge, SEPARATE WC, TWO BEDROOMS, bathroom and ENSUITE shower room to the master bedroom. The property benefits from electric heating and is offered to let unfurnished. COUNCIL TAX BAND: B, EPC RATING: E

Available From: Now



#### Bathroom (First Floor)

2.19m ( 7'3") x 1.50m ( 5'0")  
panelled bath with shower over, low level wc, hand wash basin,  
towel rail and frosted double glazed window.

#### Bedroom One (First Floor)

4.14m ( 13'7") x 2.37m ( 7'10")  
Double glazed window and electric heater.

#### Bedroom Two (First Floor)

4.13m ( 13'7") x 2.64m ( 8'8")  
Double glazed window and electric heater.

#### En-suite Shower Room (First Floor)

2.18m ( 7'2") x 1.14m ( 3'9")  
Shower cubicle, low level wc and hand wash basin.

#### Landing (First Floor)

Doors to bedrooms and bathroom.

#### Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

#### Entrance Area (Ground Floor)

Door to lounge and WC

#### Kitchen/Diner (Ground Floor)

4.03m ( 13'3") x 3.29m ( 10'10")  
Fitted wall and base units with worktops over, sink and drainer,  
space for cooker, fridge and washing machine, double glazed  
window and electric heater.


#### Lounge (Ground Floor)

4.30m ( 14'2") x 4.03m ( 13'3")  
Two double glazed windows, two electric heaters and stairs to  
first floor.


#### WC (Ground Floor)

Low level wc, hand wash basin, electric heater and frosted  
double glazed window.

## Energy ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Directions:** Head east on Prince of Wales Rd towards St Vedast St, Turn right onto St Vedast St, Slight right onto Rose Ln, Continue straight onto Market Ave, turn right to stay on Market Ave, turn right onto Agricultural Hall Plain, Keep left to continue on Upper King St, Continue straight to Madgalen St.