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**1 Phillipa Court, Magdalen Street,  
Norwich, Norfolk, NR3 1HS**



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**Please call 01603 305805.** Broadland Consultants Limited Is An Appointed Representative Of Financial Limited Which Is Authorised And Regulated By The Financial Services Authority. FSA No 521208. \* Your home may be repossessed if you do not keep up the repayments on your mortgage.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

**Pymm & Co**  
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Pymm & Co are delighted to offer this stunning three storey end townhouse for sale, which has been fully renovated to offer light and airy open plan living just a short distance from Tombland in Norwich City centre. The property offers video phone entrance system, entrance hall, three bedrooms with en-suite to master bedroom, luxury bathroom, fantastic open plan lounge/kitchen with views over Norwich, enclosed gardens, off road parking and NO ONWARD CHAIN. We expect plenty of interest so call Pymm & Co on 01603 305805 to book your viewing.



**£249,950**



**Video phone entrance system and entrance door to:-**

**Entrance Hall**

**14' 10" x 6' 1" (4.54m x 1.87m)**

Storage cupboard, stairs to the first floor, understairs storage cupboard, laminate flooring, radiator.

**Bedroom**

**11' 4" x 8' 5" (3.48m x 2.57m)**

Large feature window to the front, radiator, new carpet.

**Bedroom**

**11' 0" x 8' 11" (3.36m x 2.74m)**

Large feature window to the rear, radiator, new carpet.

**First Floor Landing**

Window to the rear, stairs to the second floor.

**Bedroom 1**

**18' 1" x 9' 0" (5.52m x 2.75m)**

Window to the front and large feature window to the rear, radiator, new carpet, door to:-

**En-Suite**

**8' 2" x 2' 6" (2.51m x 0.77m)**

Shower cubicle with power shower, wash basin, low level WC, stainless steel heated towel radiator.

**Bathroom**

**11' 3" x 5' 9" (3.44m x 1.78m)**

Large feature window to the rear, panelled bath with shower attachment and waterfall tap, wash basin with waterfall tap and base unit under, low level WC, storage cupboard housing wall mounted boiler and plumbing for washing machine.

**Second Floor Landing**

Large feature window to the rear, vaulted ceiling, storage cupboard, door to:-

**Open Plan Lounge/Kitchen**

**19' 1" x 18' 0" (5.82m x 5.50m)**

Nine windows to the front and five windows to the rear with over over Norwich, vaulted ceiling, laminate flooring, fitted with a range of black gloss base and wall units with drawers and cupboards under, work surfaces, sink unit, integrated appliances to include oven and hob with extractor over and a dishwasher, radiator.

**Outside**

Off road parking and enclosed gardens.



**Directions**

Proceed out on Magdalen Street and continue past Colegate on the left hand side, after a short distance there is an archway on your left hand side saying Phillipa Court. Proceed through the archway and the parking space is the one closest to the small tree.

