

Pendleton Gate, Norwich, NR3

Guide Price: £300,000

Benham & Reeves

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4 Bedroom (s) 2 Bathroom (s) Freehold

Set in the heart of Norwich, you will find this three-storey townhouse in a very popular gated development. Offering entrance hall, sitting room, kitchen and downstairs WC. The first floor has two bedrooms and a bathroom. The top floor has the master bedroom with an en-suite shower room and a further bedroom. Outside, there are communal gardens to the front with gated access and further gated access to the parking area with an open carport. The rear garden has a really nice outlook and feels relatively private. This home has no chain and is available for immediate viewing.

Entrance Hall - Door to the front leading to the entrance hall, double cupboard, stairs to the first floor, doors to sitting room and kitchen.
Sitting Room - 4.11m x 4.42m (13'6 x 14'6) - Double-glazed windows and double doors to the rear garden and radiator.
Kitchen - 2.90m x 2.90m (9'6 x 9'6) - Double-glazed window to the front with a range of base and wall-mounted units, integrated hob, oven and extractor fan over. Space for further appliances.
Downstairs WC - WC and wash hand basin
First Floor Landing - Stairs to the second floor, cupboard, doors to both bedrooms and the bathroom.
Bedroom 3 - 4.14m x 2.62m (13'7 x 8'7) - Double-glazed windows to the rear and radiator.
Bedroom 4 - 2.74m x 2.62m (9'0 x 8'7) - Double-glazed window to the front and radiator.
Bathroom - Double-glazed window to the front, panel bath, wash hand basin and WC.
Second Floor Landing - Doors to master bedroom and further bedroom.
Master Bedroom - 4.14m x 2.62m (13'7 x 8'7) - Double-glazed window and double opening doors to the Juliet balcony overlooking the rear garden. Radiator and door to the ensuite.
Ensuite Shower Room - Shower cubicle, WC, wash hand basin and radiator.
Bedroom 2 - 4.11m x 2.57m (13'6 x 8'5) - Double-glazed window to the front and radiator.

Outside - Gated and well-tended communal grounds with allocated parking. The private rear garden is easy to maintain and allows more time to relax.

The property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the “Reservation Period”). Interested parties' personal data will be shared with the Auctioneer (Iamsold)
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price, including VAT.







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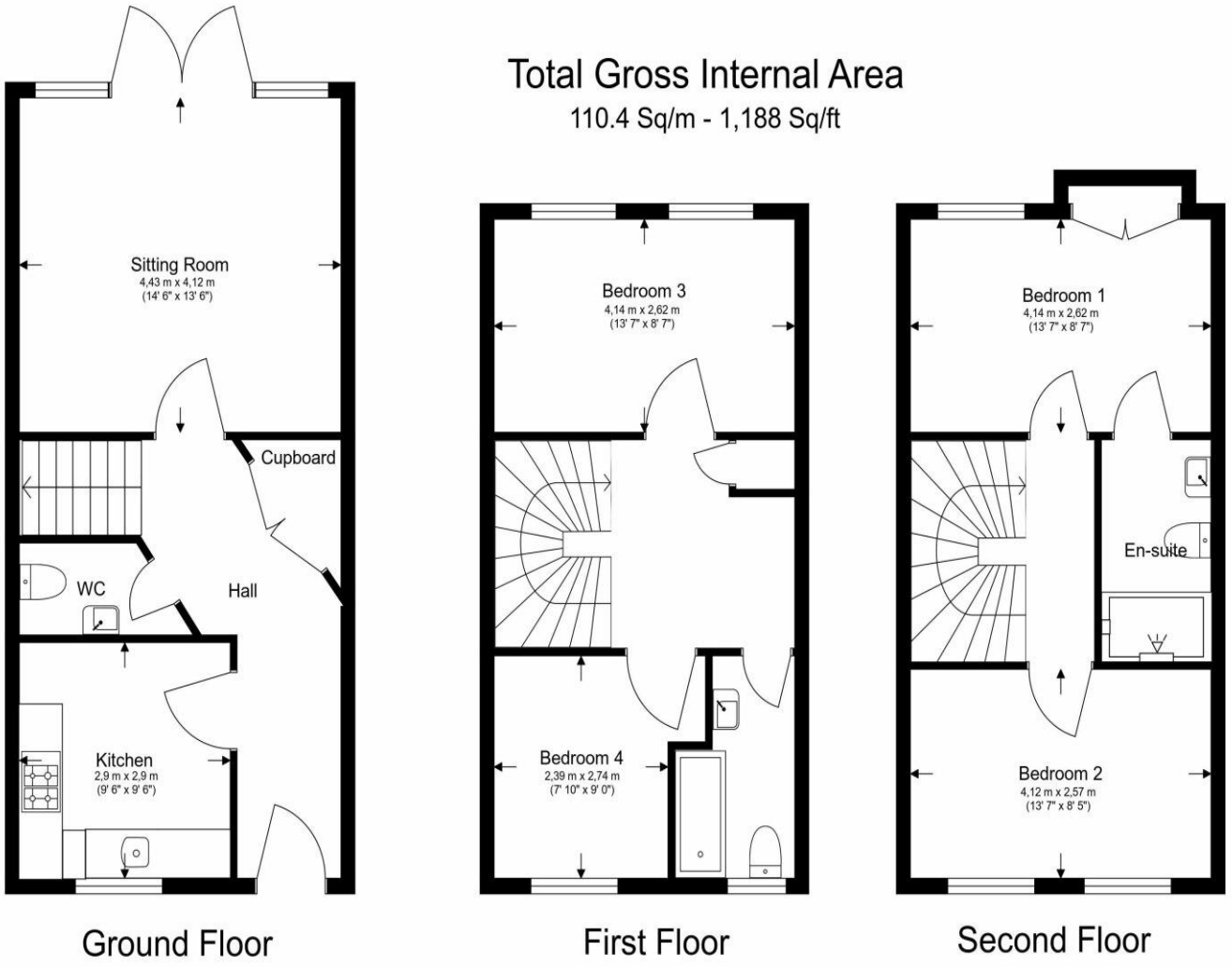


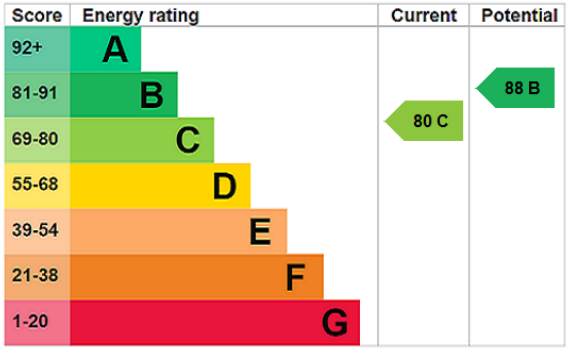


Property Features:

- No Chain - City Centre
- Three Storey
- Four Bedrooms
- Generous Sitting Room
- Downstairs WC
- Ensuite and Bathroom
- Secure Parking
- Gated Development

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£300,000
Tenure:	Freehold
Ground Rent:	Nil
Service Charge:	£721.44 (per annum) to March 2027
Anticipated Rent:	£1,524.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NWH240017

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