



FREEHOLD

House - Townhouse

# PENDLETON GATE CITY CENTRE NORWICH NR3 1SG

Price Guide

# £375,000

## FEATURES

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



 4
  2
  1
  B



# 4 Bedroom House - Townhouse located in Norwich City Centre

## Description

Set in the centre of Norwich city centre you will find this three storey townhouse within a very popular gated development. Offering entrance hall, sitting room, kitchen and downstairs wc. The first floor has two bedrooms and bathroom. The top floor has the master bedroom with an ensuite shower room and further bedroom. Outside there are communal gardens to the front with gated access and further gated access to the parking area with open car port. The rear garden has a really nice outlook and feels relatively private. This home has no chain and 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

13'6 x 14'6  
Double glazed windows and double doors to the rear garden and radiator.

## Kitchen

9'6 x 9'6  
Double glazed window to the front with 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 both bedrooms and bathroom.

## Bedroom 3

13'7 x 8'7  
Double glazed windows to the rear and radiator.

## Bedroom 4

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

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 and wash hand basin and radiator.

## Bedroom 2

13'6 x 8'5  
Double glazed window to the front and radiator.

## Outside

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



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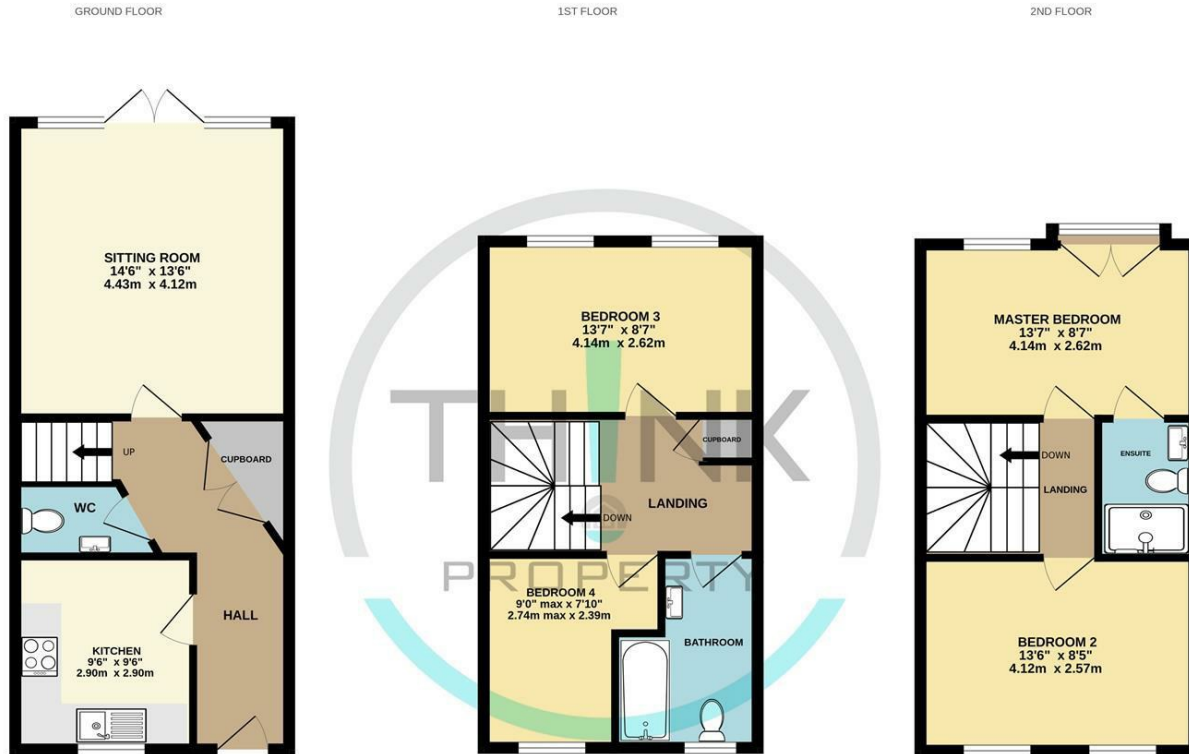
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

