

Merchant Way, Hellesdon
Guide Price **£200,000**



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS



INSIGHT

Situated towards the end of a cul-de-sac in a small development exclusively for the over-55s, in the popular Norwich suburb of Hellesdon, this two-bedroom detached bungalow is available with no onward chain.

Merchant Way is a private managed development for the over-55s which benefits from communal gardens and residents' lounge, a visiting manager, emergency call system and well-maintained grounds. This detached bungalow is set at the end of a quiet cul-de-sac, and benefits from a recently-converted wet room, private low-maintenance garden and conservatory.

Hellesdon is located to the North of the City of Norwich, and benefits from a wide range of amenities including medical centre, dentists surgeries, independent local stores and convenience stores, and a supermarket within easy reach. Transport links are good, with a regular bus service to the City centre passing the end of this quiet cul-de-sac, and car drivers will enjoy the ease of access to both the Norwich ring road and the Northern Distributor Road. Merchant Way benefits from a residents' car park, and on-street parking is also available.

IN DETAIL

The accommodation in this property comprises:

Entrance Hall: Textured ceiling with loft access hatch, part glazed external door to front aspect, built in storage cupboard, airing cupboard housing hot water cylinder, carpet, electric storage heater, emergency call intercom. Doors to:

Shower Room: Textured ceiling, obscure glazed window to front aspect. Wet room conversion with wall-mounted electric shower, high level dual-flush W.C., pedestal wash basin, wall-mounted heated towel rail, extractor. Part-tiled walls, vinyl flooring, emergency pull-cord.

Bedroom One: 2.69m x 4.48m. Coved textured ceiling, window to rear aspect, electric storage heater, carpet, emergency pull cord.

Bedroom Two: 1.81m x 3.64m max. Coved textured ceiling, window to rear aspect, wall-mounted electric heater, carpet.

Living Room: 3.15m x 5.42m. Coved textured ceiling, electric storage heater, carpet, electric fire, patio doors to conservatory, opening to:

Kitchen: 2.94m x 2.24m. Textured ceiling, window to front and side aspects, range of fitted units incorporating ceramic sink with drainer and mixer tap over, solid plate hob, extractor hood, high-level built-in single oven. Plumbing for washing machine, space for fridge freezer, vinyl flooring, emergency pull cord.

Conservatory: 2.80m x 2.91m. PVCu construction, glazed to three sides with sliding patio door to side aspect. Carpet.

Externally: The front garden is predominantly laid to lawn with maintained borders and a pathway which leads to the side of the property. The rear garden is enclosed by a mature hedge to the rear boundary and timber fencing to the sides. It is predominantly paved for ease of maintenance, with a lightly-planted border and timber shed.

Tenure: Leasehold

Council Tax Rating: B

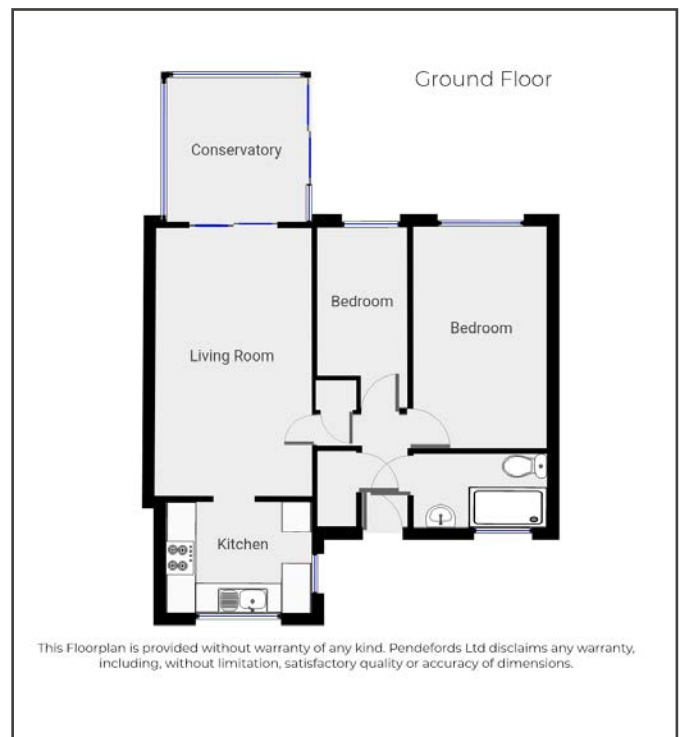
Agent's Notes:

- The term of the lease of this property is 125 years from 1st October 1986.
- The property is subject to an annual service charge, which for the year ending 30th September 2021 was £2,146.48 per annum.
- The property is subject to an annual ground rent of £158.83.
- In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a person connected to Pendefords Ltd.





These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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