



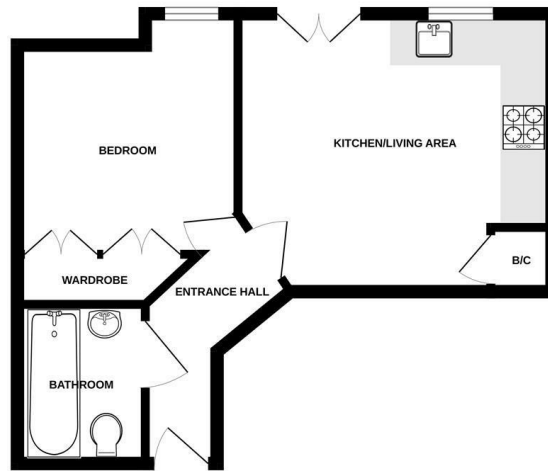
4 Wherry Road | | Norwich | NR1 1WS

Guide Price £140,000

GUIDE PRICE £140,000-£150,000**NO ONWARD CHAIN AND OFF ROAD PARKING** Gilson Bailey are delighted to offer this WELL PRESENTED, ONE BEDROOM, FIRST FLOOR FLAT situated in the sought after Riverside development within walking distance to the City Centre and train station. Accommodation comprising secure intercom entry, private entrance hall, kitchen/living area, bedroom and bathroom. Outside there is ONE OFF-ROAD PARKING SPACE (Covered). The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, areas 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 condition or efficacy, can be given.
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Location

Wherry Road is in the heart of the sought after Riverside development within a stone's throw of a good selection of restaurants, bars, shops to include supermarket, cinema and gym, within walking distance of Norwich railway station and the city centre itself.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/living area, bedroom and bathroom.

Kitchen/Living Area 13'9" x 12'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, double glazed window, Juliet balcony with patio doors, radiator.

Bedroom 11'3" x 9'10"

Two double glazed windows, radiator, built in wardrobes.

Bathroom 6'10" x 5'7"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band A.


Tenure

Leasehold- Term from 28 September 2001 expiring on 31 December 2126. Please note ground rent is £110 per annum and service/maintenance charges £2000 per annum. For further information, please contact the office.

Utilities

Superfast broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.