



East Bank Wherry Road, Norwich NR1 1TS

welcome to

East Bank Wherry Road, Norwich

THIS TWO DOUBLE BEDROOM FLAT is situated on the ground floor of a desirable development. The property is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended to fully appreciate this fantastic flat!! **



THIS TWO DOUBLE BEDROOM FLAT is situated on the ground floor of a desirable development. Located on Wherry Road and close to many local amenities including various shops, supermarket, restaurants and the cinema to name but a few. Internally the property comprises of a hall entrance, two double bedrooms, family bathroom and open plan kitchen/ living room. The property is being sold with the added benefit of NO ONWARD CHAIN!

** Viewings are highly recommended to fully appreciate this fantastic flat!!

**

Entrance Hall

Kitchen/ Lounge

22' 1" x 12' 2" (6.73m x 3.71m)

Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m)

Ensuite

Bedroom Two

9' 5" x 9' 5" (2.87m x 2.87m)

Bathroom

Exterior



view this property online williamhbrown.co.uk/Property/NOR143724



welcome to

East Bank Wherry Road, Norwich

- Two double bedrooms
- NO ONWARD CHAIN
- Allocated secure parking
- Two bathrooms
- Close to city centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1495.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR143724](https://www.williamhbrown.co.uk/Property/NOR143724)



Property Ref:
NOR143724 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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