



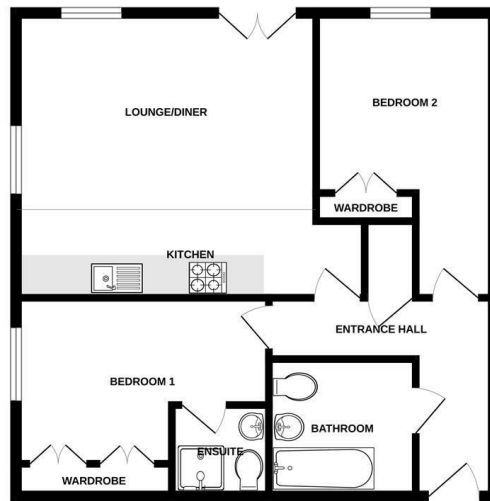
26 Wherry Road | | Norwich | NR1 1WS

Guide Price £165,000

****GUIDE PRICE £165,000 - £175,000 OFFERED WITH NO ONWARD CHAIN****
Gilson Bailey are delighted to present this superb two-bedroom first-floor apartment, perfectly positioned in a highly sought-after Riverside development just a short stroll from the City Centre and train station. Well presented throughout, this impressive home offers secure intercom entry, a private entrance hall, a bright and spacious open-plan lounge/kitchen/diner, two generous bedrooms including a principal bedroom with en-suite, and a separate bathroom. With the added benefits of double glazing, gas central heating, a secure off-road parking space and no onward chain, this is a fantastic opportunity for first-time buyers or investors looking for a high-demand location. Early viewing is strongly advised.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have been checked and are genuine, as to their condition or otherwise, see the plan.

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

Secure intercom entry with stairs to first floor.

Entrance Hall

Doors to lounge/kitchen/diner, two bedrooms and bathroom.

Lounge/Kitchen/Diner 15'7" x 14'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, space for washing machine, two double glazed windows, door to Juliet balcony, two radiators.

Bedroom One 14'4" x 8'11"

Double glazed window, radiator, built in wardrobes.

En-Suite 5'7" x 4'8"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 14'9" x 8'9"

Double glazed window, radiator, built in wardrobes.

Bathroom 6'11" x 6'2"

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

Outside

One allocated off road parking space.

Local Authority

Norwich City Council, Tax Band C.

Tenure

Leasehold- Term from 29 June 2001 expiring on 31 December 2126. Please note ground rent is £150 per annum and service/maintenance charges £2366 per annum. For further information, please contact the office.


Utilities

Superfast broadband available.
Mains water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

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

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.

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