

propertyladder



Sidestrand, Wherry Road, Norwich, NR1

A Top Floor Two Bedroom Flat Offered With No Onward Chain!

GUIDE PRICE £195,000 LEASEHOLD 103 Years



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BRIGHT RIVERSIDE LIVING MADE EASY!

This well presented top floor flat enjoys stunning river views and is sold with no onward chain!

The property comprises a spacious entrance hall leading to two generous double bedrooms, both featuring built in wardrobes, and a modern bathroom suite. The fitted kitchen comes complete with integrated appliances and flows seamlessly into the bright dual aspect living room, where beautiful river views can be enjoyed from both sides. In addition, one of the French doors also offers a delightful view towards Norwich Castle, a stand out feature for this well presented flat.

Further benefits include multiple storage cupboards throughout the flat, as well as additional loft space providing excellent extra storage.



“stunning river views and is sold with no onward chain”



Overview

- Top Floor Riverside Flat
- Dual Aspect Living Room With River Views
- No Onward Chain
- Two Double Bedrooms With Built In Wardrobes
- Allocated Parking With Gated Access
- Modern Bathroom Suite
- Open Plan Kitchen/Living Accommodation
- Excellent Storage & Additional Loft Space
- Secure Entry System





Location

Wherry Road is situated within the popular Riverside area of Norwich, offering a quiet, convenient and well connected location close to the city centre and train station. Positioned alongside the River Wensum, the area provides attractive riverside walks and open spaces while remaining within easy reach of a wide range of amenities.

The property also benefits from excellent road access, with the A47 reachable in well under five minutes, providing straightforward connections across Norfolk, including the Norfolk coast, and to the wider national road network.



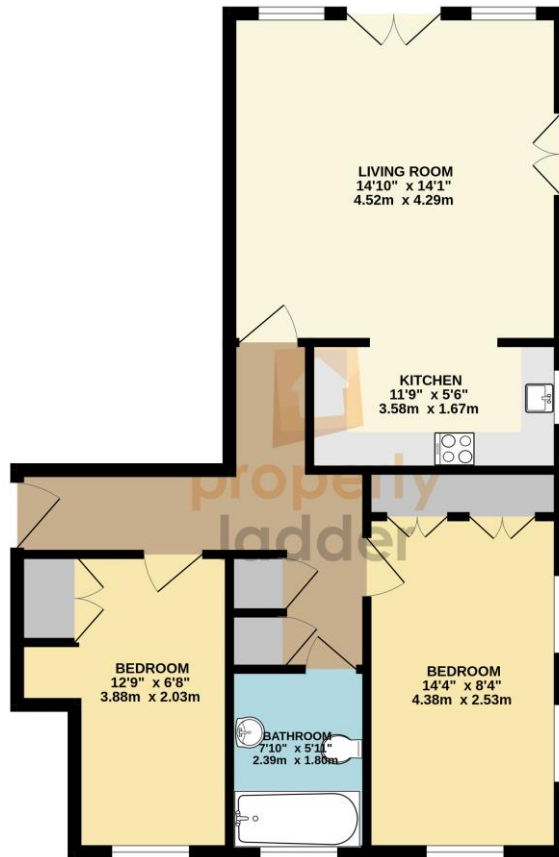
Outside

The property also benefits from an allocated parking space within a secure gated car park.

AGENTS NOTE:

Ground Rent: £200 (£PA)
 Service Charge: £2,379 (£PA)
 Length Of Lease: from
 02.02.2004 to 31.12.2129
 (approx. 103 years remaining)

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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ESTATE AGENT IN NORWICH (NR10-16)

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