



30 Sidestrand Wherry Road, Norwich, Norfolk, NR1 1TB

£1,100 Per Calendar Month

- Riverside Location Within Walking Distance Of City Centre & Train Station
- 2 Double Bedrooms With Fitted Wardrobes
- Living Room / Dining Room With Wood Laminate Floor
- One Allocated Parking Space In A Secure Gated Resident's Car Park.
- River Aspects From Most Rooms
- Top Floor
- Bathroom With Shower Over Bath
- Fitted kitchen With Appliances
- Gas Central Heating & uPVC Double Glazing
- EPC Rating C

30 Sidestrand Wherry Road, Norwich NR1 1TB

Nestled in the heart of Norwich on Wherry Road, this charming flat offers a delightful blend of comfort and convenience. With 2 well-proportioned double bedrooms, this property is perfect for individuals, couples, or small families seeking a welcoming home. The flat features a spacious living / dining room opening to the fitted kitchen. There is a family bathroom with shower over the bath.

Additionally, the property benefits from secure parking for one vehicle, gas central heating, uPVC double glazing and river aspects from most rooms.

Living on Wherry Road places you within easy walking distance of Norwich's vibrant amenities, including shops, restaurants and parks allowing you to enjoy the best of urban living. The train station is close by for those commuting with regular services to London Liverpool Street and other services including to the highly popular North Norfolk coast. This flat is an excellent opportunity for those looking to settle in a desirable location combining modern living with the charm of a historic city.

EPC Rating C. Council Tax Band C.



Council Tax Band: C



Entrance Hall

10'11" x 7'11"

Wood laminate floor, entry phone, two built in cupboards, radiator and boiler cupboard.

Living Room / Dining Room

13'4" x 11'9"

Wood laminate floor, two radiators and uPVC double glazed window with river aspect.

Kitchen

9'5" x 6'2"

Range of fitted units, black tile effect vinyl, built in fridge / freezer, microwave, electric hob, single fan oven, dishwasher and washing machine.

Bedroom 1

9'0" x 11'1"

Wood laminate floor, radiator, uPVC double glazed window with river aspect and fitted wardrobe.

Bedroom 2

10'11" x 7'4"

Wood laminate floor, radiator, uPVC double glazed window with river aspect and fitted wardrobe.

Bathroom

9'3" x 6'3"

White suite comprising of low level w/c, pedestal wash basin and bath with shower over. Wood laminate floor, shavers socket, towel ring, radiator and chrome towel holder.

Tenants Note

The deposit for this property is £1269.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

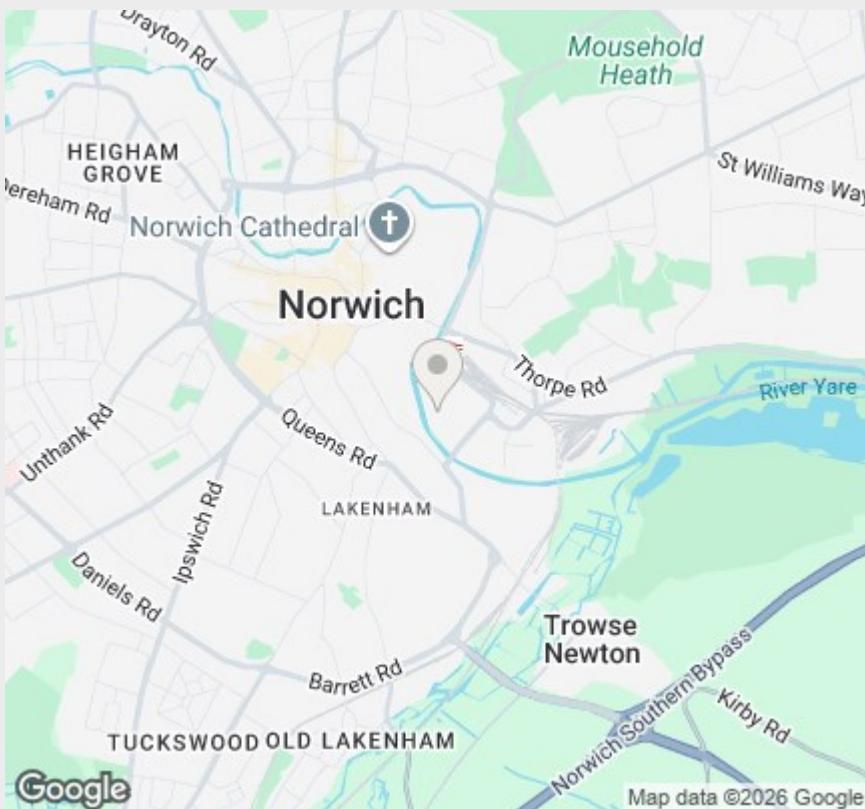
Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

Tenants proposing to occupy the property must view

the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £253.84. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



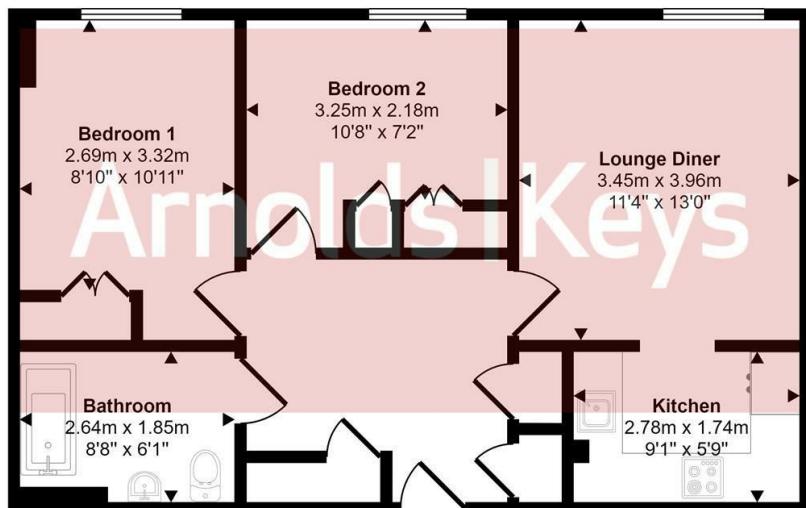
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

Approx Gross Internal Area
57 sq m / 611 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

