



**Sidestrand, Wherry Road, Norwich, NR1 1TB**

**welcome to**

**Sidestrand Wherry Road, Norwich**

**\*NO ONWARD CHAIN\*** THIS TWO BEDROOM FIRST FLOOR APARTMENT is situated on Wherry Road, in the popular NR1 postcode of Norwich. This property would make a fantastic buy to let purchase or simply someone wanting to be close to many local amenities. **\*\* Viewings are highly recommended not to miss out!! \*\***





### Entrance Hall

Two built in cupboards, carpeted floor and radiator.

### Lounge/ Kitchen

19' 9" x 12' 11" ( 6.02m x 3.94m )

French doors to Juliet balcony, carpeted floor and radiator.

Kitchen:- Wall & base units, work surfaces, electric oven, electric hob, integrated fridge/ freezer, cooker head, stainless steel sink unit and dishwasher.

### Bedroom One

13' 9" x 9' 10" ( 4.19m x 3.00m )

French doors to Juliet balcony, built in cupboard, carpeted floor and radiator.

### Bedroom Two

10' 6" x 8' 7" ( 3.20m x 2.62m )

Window to rear, carpeted floor and radiator.

### Bathroom

Bath with shower over, wash hand basin, wc, vinyl flooring, extractor fan and radiator.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Sidestrand Wherry Road, Norwich**

- Popular NR1 postcode
- Close to local amenities
- Juliet balconies
- Fantastic buy to let purchase or first time buy
- Secure allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2734.12

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141634 - 0007

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