



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.

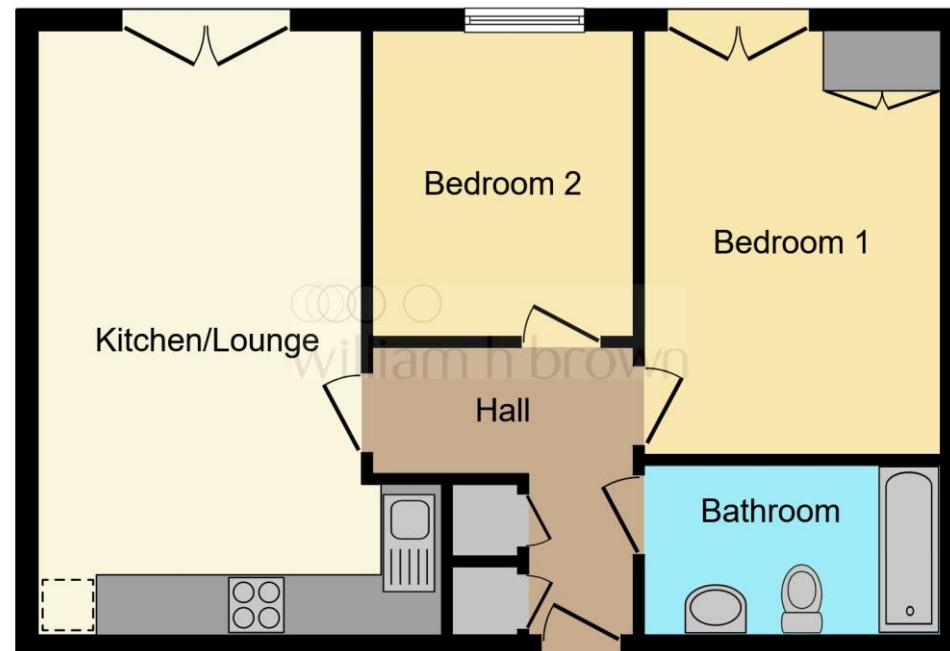
Bedroom Two

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



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welcome to

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

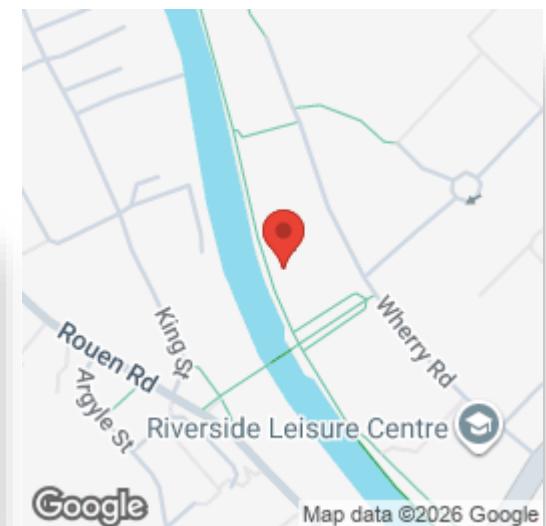
Council Tax Band: C Service Charge: 2734.12

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



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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.



Property Ref:
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