25 Sidestrand Wherry Road, Norwich

Minors & Brady

25 Sidestrand Wherry Road

Norwich

This two-bedroom flat offers a well-balanced layout, combining comfortable living space with practical features suited to a range of buyers. With river views, private car parking, and extensive security features, the property provides an appealing combination of convenience and a quieter setting. A separate kitchen, a dedicated lounge and dining area, and two bathrooms, including an en-suite to the main bedroom add to the overall functionality, while its position close to the railway station, city centre, and everyday amenities makes it a practical choice for those looking to keep everything within easy reach.

- Guide Price: £160,000 - £170,000
- Two bedroom flat in a convenient Norwich location
- Open plan lounge and dining area, creating a combined space for relaxing and entertaining
- Separate kitchen with a practical layout and dedicated cooking area
- Spacious main bedroom with an en-suite shower room
- Additional bathroom serving the apartment, providing practical facilities for residents and guests
- River views creating an attractive outlook from the property
- Private parking for one car, providing convenience for residents
- Extensive security features, offering added reassurance
- Major supermarkets, local shops and a nearby gym complex, providing convenient access to everyday essentials and leisure facilities

M&B

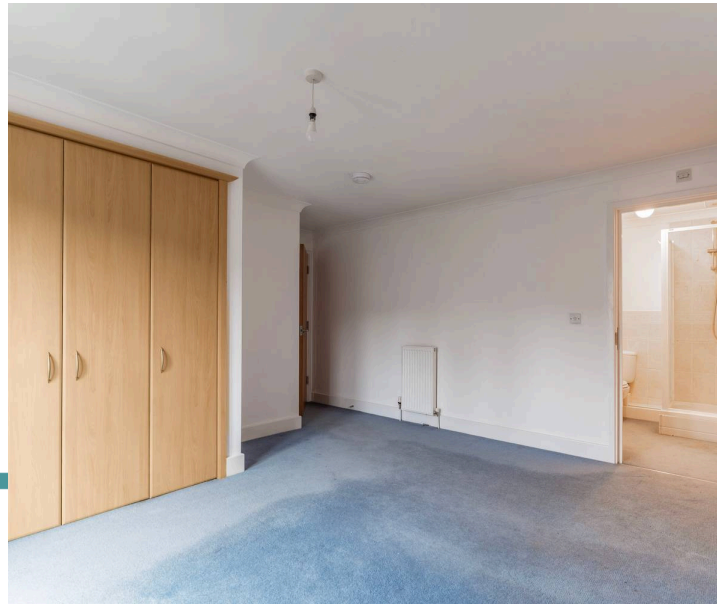
25 Sidestrand Wherry Road

Norwich

Location

Situated close to Norwich city centre, the Riverside area offers a convenient urban lifestyle with a mix of waterside walks, shopping, dining, and entertainment. Its location is well suited to professionals, commuters, and those who enjoy having city amenities close at hand, with Norwich's main retail streets, independent shops, cafés, and restaurants readily accessible. Riverside Retail Park provides additional shopping options, while nearby leisure facilities include a cinema, restaurants, and fitness venues. Local healthcare services and a choice of schools are available across Norwich, with the city also home to further education at City College Norwich and the University of East Anglia.

The River Wensum runs through this part of Norwich, providing opportunities for waterside walks and a different perspective on the city, while nearby green spaces offer places to enjoy time outdoors. Norwich railway station is within walking distance, with services to destinations including London and Cambridge, and local bus routes provide further connections around the city. With its riverside setting, nearby leisure facilities and convenient access to the railway station and city centre, Riverside offers a well connected base for enjoying Norwich's cultural attractions and day to day amenities.



25 Sidestrand Wherry Road

Norwich

Sidestrand, Wherry Road

Upon entering, the hallway provides access to the main areas of the flat, creating a straightforward layout that makes good use of the available space. The lounge and dining room offers a comfortable setting for relaxing, entertaining or enjoying meals, with doors opening onto a private balcony. This provides an opportunity to take in the river views and enjoy a change of scenery, whether starting the day with a morning coffee or unwinding in the evening. The separate kitchen sits alongside the living area, offering a dedicated space for preparing meals and keeping everyday cooking separate from the main living space.

The flat offers two bedrooms, with the main bedroom benefiting from its own en-suite shower room. This arrangement provides additional privacy and convenience, particularly for those who enjoy having their own facilities. The second bedroom offers flexibility to suit individual needs, whether used for visiting guests, as a home office or as an additional bedroom. A separate bathroom, fitted with a bath and essential sanitaryware, serves the remaining accommodation and provides further practicality for day to day living.

M&B

25 Sidestrand Wherry Road

Norwich

Outside the flat itself, private car parking is a valuable addition, while the extensive security features offer further reassurance. The property's quieter setting provides a sense of calm, while its position near the railway station and city centre makes travelling and accessing local services straightforward. Major supermarkets, shops and a nearby gym complex add to the convenience, placing a range of everyday essentials and leisure facilities within easy reach.

Overall, this flat combines a functional two-bedroom layout with river views, useful parking and convenient access to transport links and amenities. It could appeal to first time buyers, professionals or those looking to downsize, as well as buyers seeking a property that offers potential as a longer term investment, subject to their individual requirements and the terms of the lease.

Agent's Note

This property is connected to mains water, drainage, gas and electricity.

The lease grants the right to park one private motor vehicle within the development, subject to the terms of the lease.

Leasehold - 103 years remaining

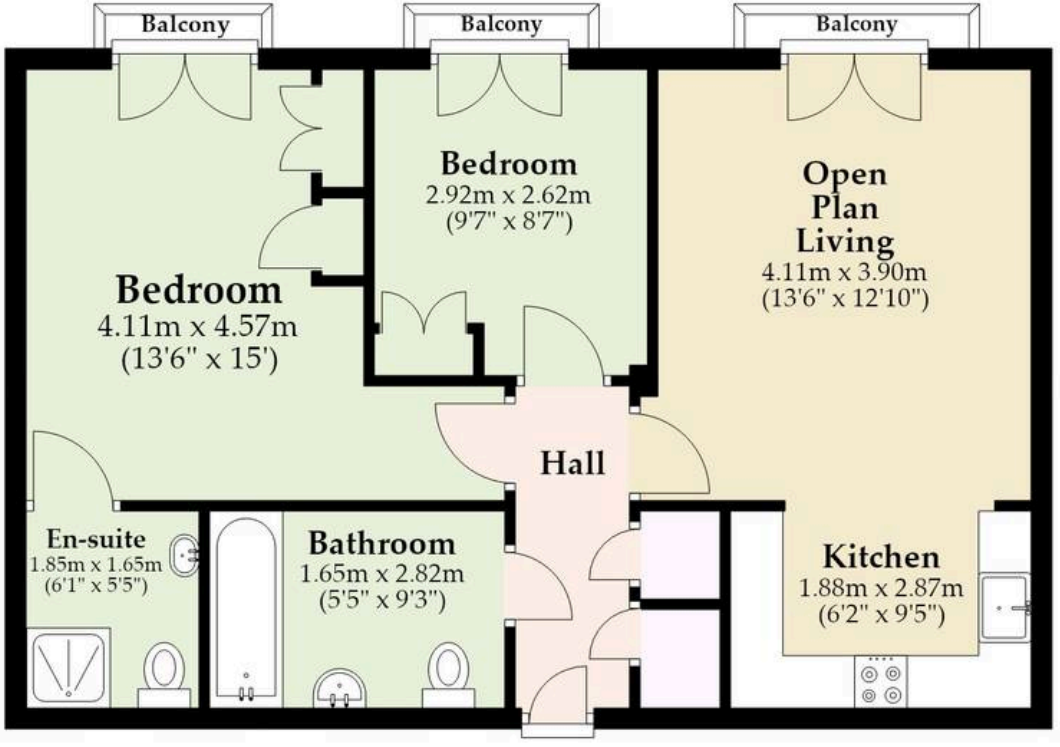
Ground rent - £200 p/a

Maintenance fee - £197.92 p/m

Council Tax Band: C

Ground Floor

Approx. 55.7 sq. metres (599.8 sq. feet)
(excluding Balcony, Balcony, Balcony)



Total area: approx. 55.7 sq. metres (599.8 sq. feet)

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.
Plan produced using PlanUp.

M&B

Dreaming of this home?
Let's make it a *reality.*

Meet *Liam*
Branch Manager

Meet *Connie*
Senior Property Consultant

Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market

norwich@minorsandbrady.co.uk 01603 365085 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company

Matt Waters
Director and Principal

Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk