



East Bank Wherry Road, Norwich NR1 1TS

welcome to

East Bank Wherry Road, Norwich

This beautifully presented first floor is new to the market, offered with no onward chain! A perfect opportunity for a first time buyer and investors alike. Located just a short walk from the city centre.



The property offers two generous sized bedrooms, with the principle bedrooms benefitting from a private en suite. The second bedroom is a similar size, a perfect space for a home office, additional bedroom, nursery. Desinged to offer modern functional living, an open plan kitchen living area provides the perfect opportunity for family time, as well as hosting socail gatherings. Completeing the home is a fully fitted family bathroom including a bath, wc and hand basin.



Further enhancing the property is a private sun terrace, an ideal outdoor space perfect for unwinding and entertaining.



The property is situated on the river wensum, providing astonishing river views!

Ideally located just a short walk to the centre offering entertainment, shopping facilities, local supermarkets. Norwich train station and multiple bus services are in close proximity.



An ideal first purchase, call now to book your viewng!



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welcome to

East Bank Wherry Road, Norwich

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- EN SUITE
- OPEN PLAN LIVING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2414.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144161 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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