
abbotFox
ZONE
Except for access

Sidestrand Wherry Road, Norwich
Guide Price £150,000



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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**









THE DETAIL___

abbotFox presents this apartment within a convenient location and offered to market with no onward chain.

Accommodation
The property forms part of an established residential development, ideally positioned for those seeking a low-maintenance home with the city's extensive amenities close at hand. The apartment itself offers an inviting entrance hall, open plan living kitchen area, two double bedrooms and a family bathroom. The property further benefits from a secure, allocated parking space.

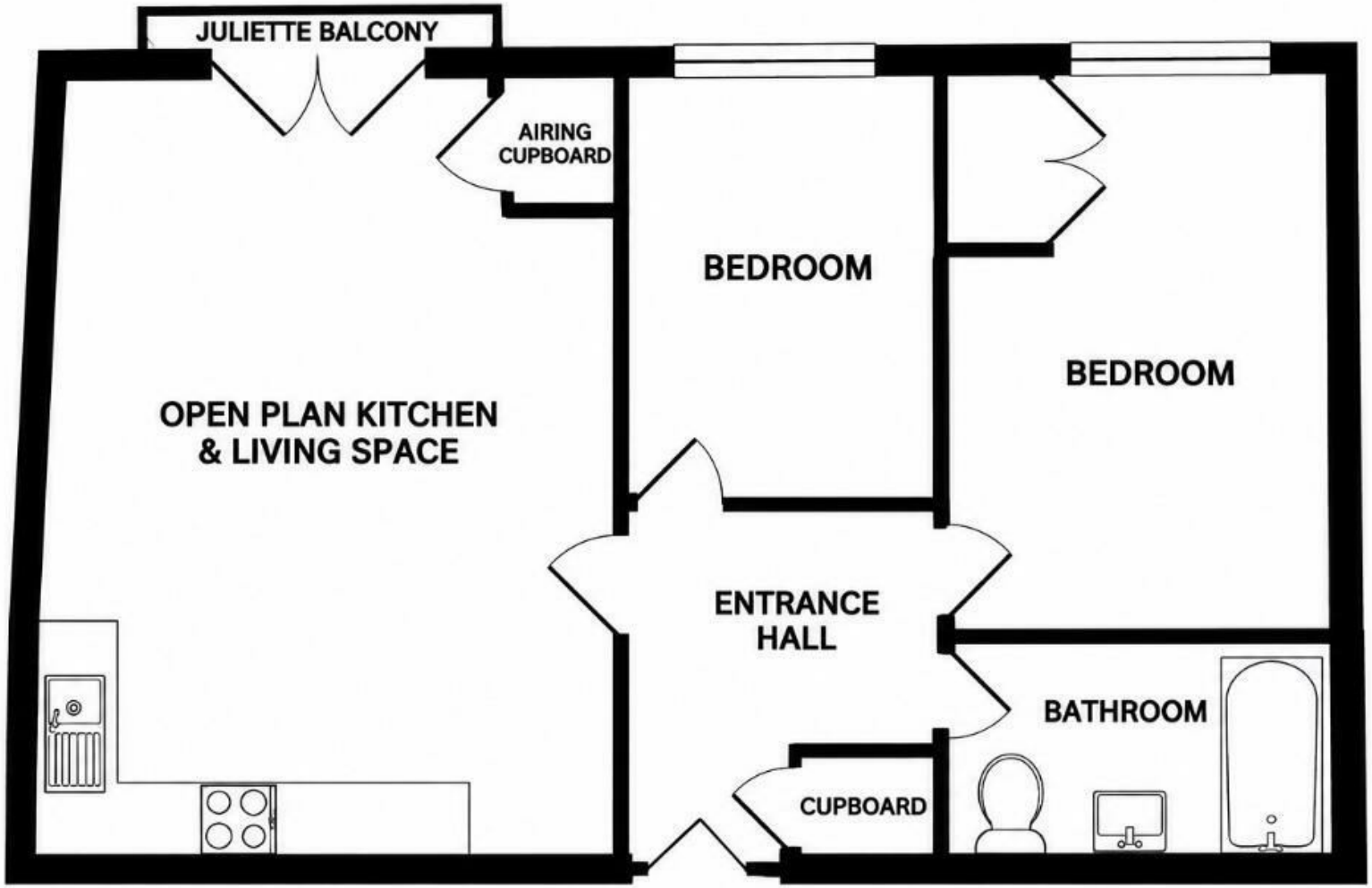
Location
Situated on Wherry Road, Sidestrand enjoys a highly desirable position alongside the River Wensum, within easy reach of Norwich city centre. Norwich railway station is just a short walk away, providing regular connections to London Liverpool Street, Cambridge and the wider region. Riverside Retail Park offers an excellent selection of shops, restaurants, cafés and leisure facilities, while the historic city centre provides an extensive range of independent boutiques, cultural attractions and entertainment venues. The nearby riverside walks further enhance the appeal of this well-connected location.

Buyers
An excellent opportunity for first-time buyers, professionals, investors or those seeking a convenient city base. The property's central position and proximity to the railway station make it particularly appealing to commuters and those looking for an easily maintained home.

Our Agents View
"A fantastic opportunity to secure a property in one of Norwich's most convenient city locations. With the railway station, riverside walks and vibrant city centre all within easy reach, Sidestrand offers an appealing combination of lifestyle and accessibility. We believe this will attract strong interest from both owner-occupiers and investors alike."

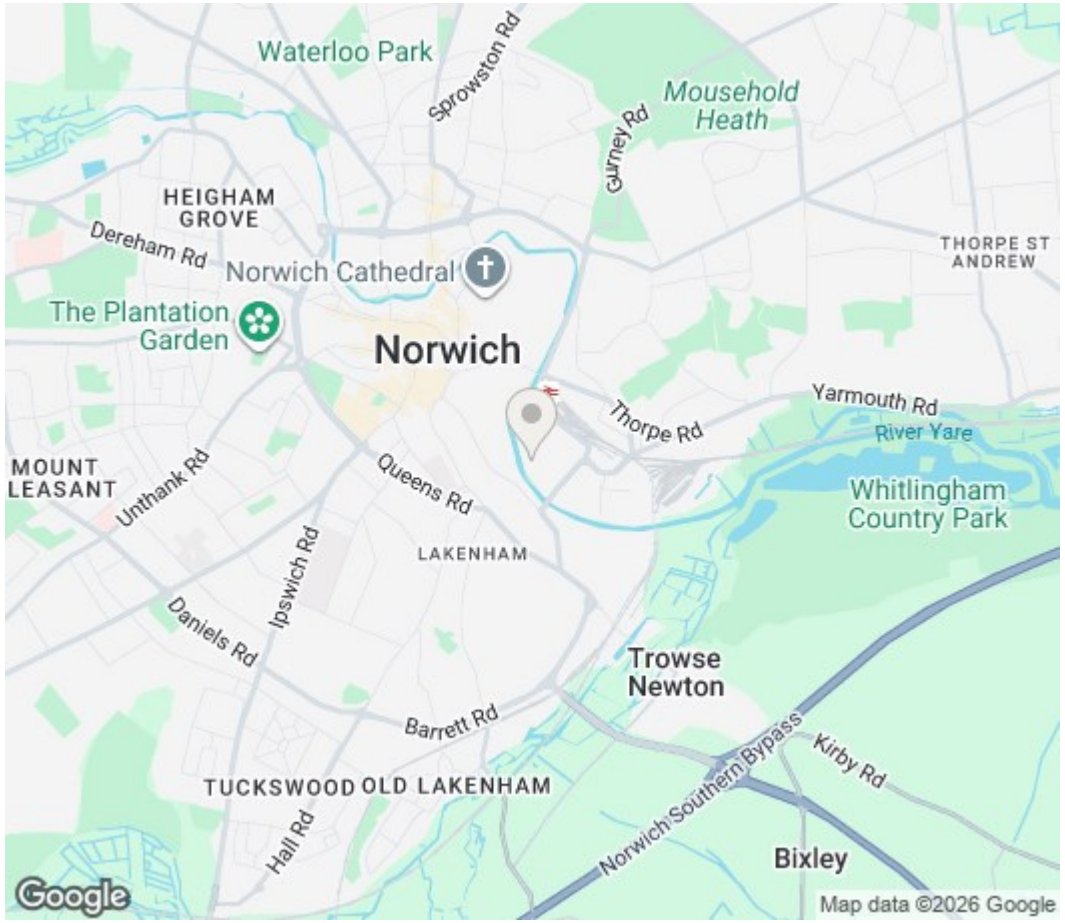
Guide £150,000 - £170,000





TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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THE HIGHLIGHTS___

- Guide Price £150,000 - £170,000
- top floor apartment with lift and stair access
- Secure, allocated parking space
- No onward chain
- Two double bedrooms
- Convenient location
- Ideal first home or investment opportunity
- Viewing advised
- Gas heating to radiators
- Controlled gate access

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.