



## 42 Sidestrand Wherry Road, Norwich

Guide Price £150,000 - £160,000

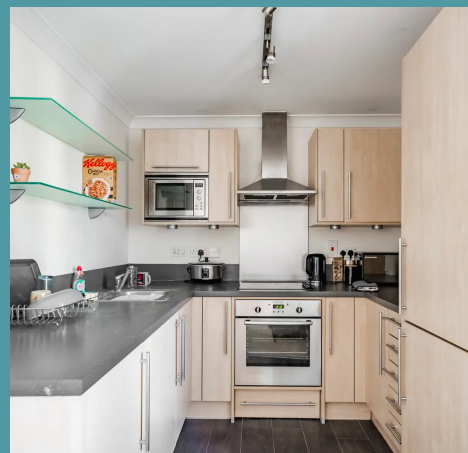
# 42 Sidestrand Wherry Road

Norwich

GUIDE PRICE £150,000-£160,000 Welcome to this one bedroom riverside apartment, located in a prime position within the city centre. Boasting a well throughout design, this property offers the perfect balance of comfort and convenience for urban living. Don't miss out on this opportunity to own a wonderful riverside apartment in the heart of the city.

## LOCATION

The property is located within just a short walk from the centre of Norwich, the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital.





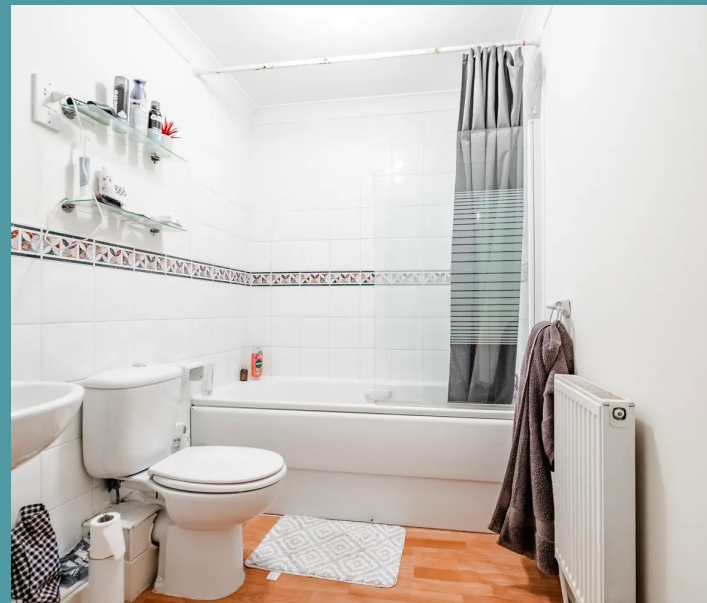
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Step inside where you are instantly greeted by a welcoming entrance hall, allowing access into all rooms. The open-plan kitchen/dining/living room is filled with an abundance of natural light, perfect for both entertaining guests and relaxing in comfort. Opening onto the decked terrace, suitable for your outdoor furniture, allowing you to enjoy the fresh air and soak up the afternoon sun.

This flat includes one bedrooms, each designed to offer you relaxation and privacy. The bathroom completes the accommodation, ensuring functional amenities for all residents.

For those with a vehicle, rest assured that this property includes a secure gated car parking space, providing peace of mind and easy access to transportation options. Furthermore, the property is in close proximity to all local amenities, ensuring that everything you need is within reach. Whether it be shopping, dining, or recreational activities, everything is conveniently located to enhance your lifestyle.





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### AGENTS NOTES

We understand that this property is leasehold.

Current monthly income, £900 pm, £10,800 p/a.  
Yield 7.2%.

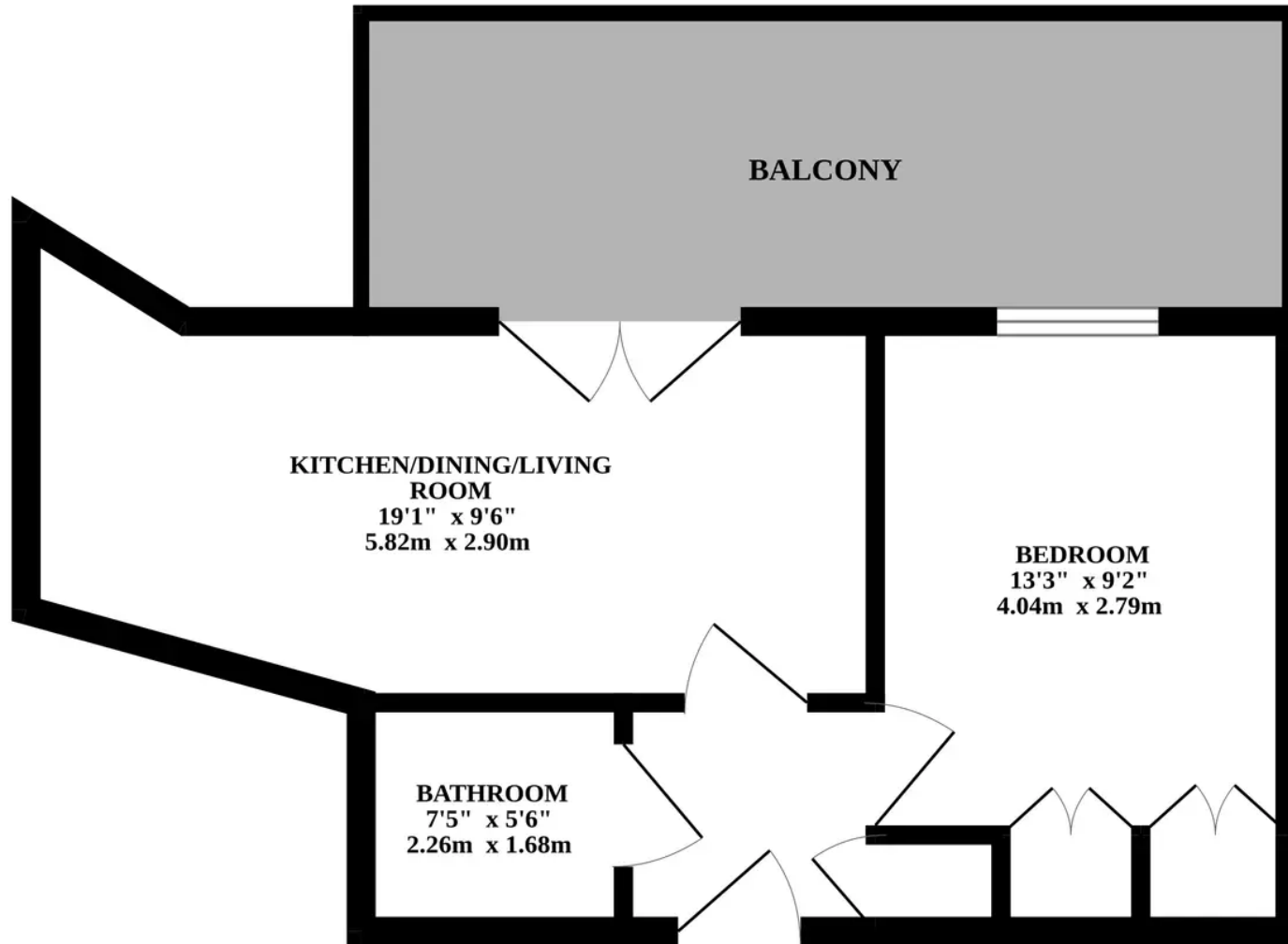
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C

- RIVERSIDE APARTMENT
- TOTAL INCOME - £10,800 P/A - YIELD 7.2%
- CAN BE SOLD WITH TENANTS IN SITU
- PRIME LOCATION WITHIN THE CITY CENTRE
- OPEN-PLAN KITCHEN/DINING/LIVING ROOM
- ONE BEDROOM & A BATHROOM
- TERRACE SUITABLE FOR OUTDOOR FURNITURE
- SECURE GATED CAR PARKING SPACE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS





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.  
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