

Ben Allman  
Estate & Letting Agents



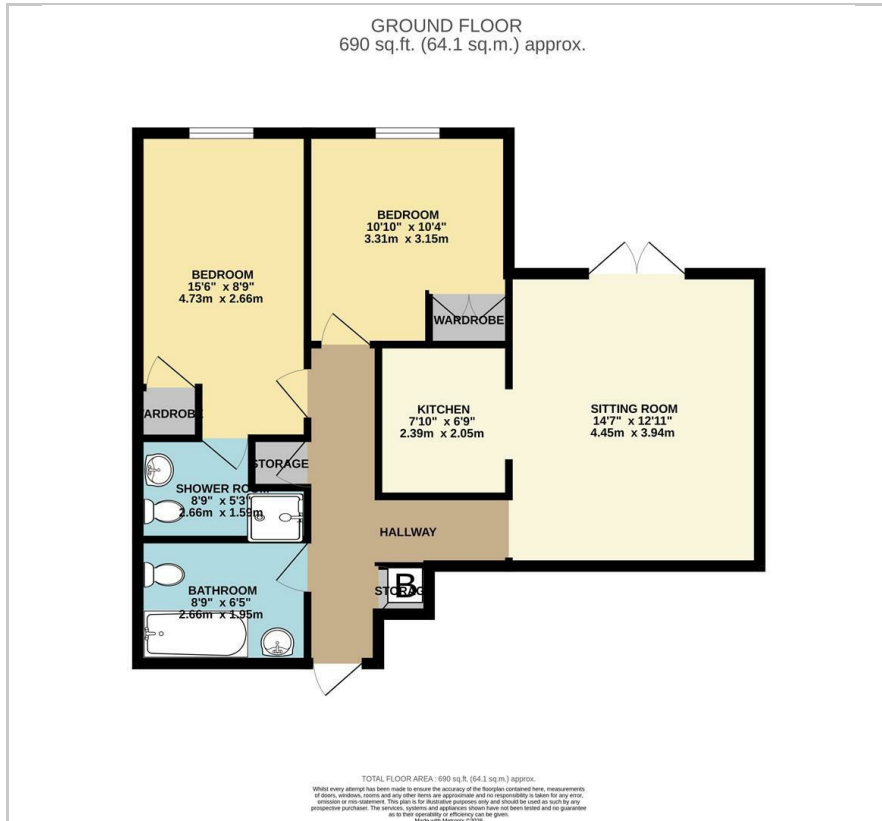
37 East Bank Wherry Road

, Norwich, NR1 1TS

Guide price £150,000



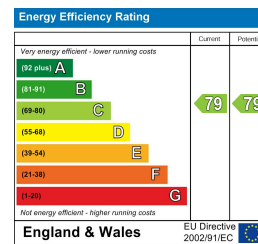
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price: £150,000 - £160,000
- No Onward Chain
- 2nd Floor Apartment Located Along The River Wensum
- Upgraded uPvc Windows And Doors In 2023 & Upgraded Combi-Boiler In 2022
- Open-Plan Sitting Room/Kitchen With Upgraded Integrated Dishwasher And Fridge/Freezer
- Juliet Balcony
- 2 Double Bedrooms With Built-In Wardrobes
- En-Suite To Principal Bedroom With Upgraded Shower Cubicle
- Modern Bathroom With Upgraded Bathtub And Overhead Shower



Set alongside the picturesque banks of the River Wensum, this purpose-built two-bedroom apartment enjoys an enviable position within a secure gated development, accessed via a fob entry system. Occupying the top floor, the property offers generous and well-proportioned accommodation.

The apartment features two comfortable double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the added advantage of a private en-suite shower room, recently updated with a new shower cubicle, while the main bathroom has also been refreshed with a newly installed bathtub which includes an overhead shower.

At the heart of the home is a bright and spacious open-plan sitting room and kitchen, which boasts a Juliet balcony.

The property further benefits from a gas central heating system, upgraded in December 2022, as well as newly installed double glazing in 2023. Set within a well-maintained and secure riverside setting, the property is ideally located for those seeking a turn-key property with an array of amenities on their doorstep.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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