

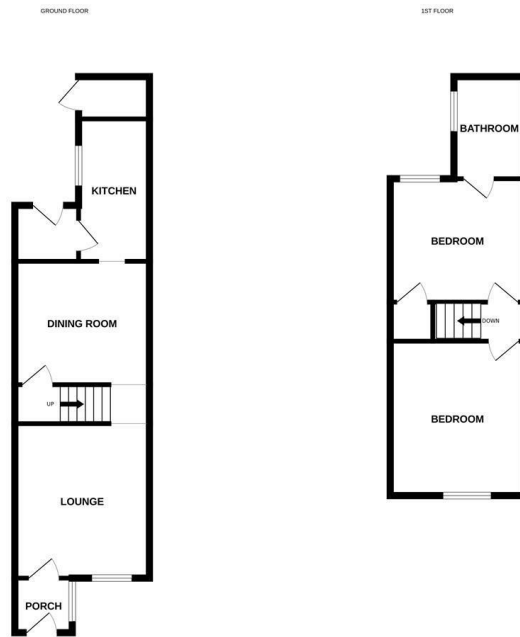


80 Armes Street | | Norwich | NR2 4EA

Offers In Excess Of £200,000

Gilson Bailey are delighted to offer this WELL PRESENTED, PORCH ENTRANCE, TWO BEDROOM, MID TERRACE HOUSE located to the west of Norwich WITHIN WALKING DISTANCE TO THE CITY CENTRE. Accommodation comprising entrance porch, lounge, dining room and kitchen to the ground floor. On the first floor there are two bedrooms off landing with a bathroom off bedroom two. Outside there is a small low maintenance front garden and a bisected rear garden. The house benefits from BRAND NEW DOUBLE GLAZING, new carpets, gas heating and is in excellent condition throughout. There is also potential to add an additional wet room in the storage area behind the kitchen. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and all other items are approximate and not responsibility to us for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their condition or fitness can be given. Made with Floorplan 12024

Location

Armes Street is situated close by to many local amenities including schooling, popular pubs, shops, restaurants and supermarkets and has great public transport links to and from the city centre. There is also good access to the University of East Anglia, Norfolk & Norwich University Hospital and Norwich Ring Road.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 12'9" x 11'1"

Double glazed window, radiator.

Dining Room 11'1" x 10'0"

Single glazed window, radiator.

Kitchen 11'10" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

First Floor Landing

Doors to two bedrooms.

Bedroom One 12'9" x 11'0"

Double glazed window, radiator.

Bedroom Two 11'1" x 10'2"

Double glazed window, radiator.

Bathroom 7'11" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Small garden enclosed by brick walling with path to front door.

Outside Rear

Bisected lawned garden enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure


Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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