



Armes Street
Norwich, Norfolk NR2 4EA
Guide Price £240,000

claxtonbird
residential

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ClaxtonBird are pleased to present this two-bedroom mid-terrace house, ideally located to the West of the City in a popular residential area. The property is in excellent condition throughout and features gas central heating and upvc double glazing, making it a perfect turnkey home for buyers. A standout feature of this house is the stylish, modern kitchen, which boasts elegant shaker-style cabinetry and connects seamlessly to both cosy reception rooms on the ground floor. On the first floor, there are two double bedrooms, one of which includes a modern en-suite bathroom. Outside, you'll find a generously sized, bisected rear garden, ideal for enjoying the warmer months. This prime location provides easy access to the City Centre, the UEA, and the NNUH, enhancing daily convenience for its residents. Offered for sale with no onward chain.

Sitting Room 10'9 max x 11'7 (3.28m max x 3.53m)

Upvc double glazed entrance door, upvc double glazed window to front aspect, coving to smooth plastered ceilings, and radiator.

Dining Room 11'3 x 10'9 max (3.43m x 3.28m max)

Upvc double glazed window overlooking the rear garden, under-stairs storage cupboard, coving to smooth plastered ceilings, and radiator.

Kitchen 14'5 x 5'7 (4.39m x 1.70m)

Modern fitted shaker style kitchen comprising wall and base units with wood effect work top over, one and a half bowl stainless steel sink drainer with mixer tap, built in oven, hob and extractor, plumbing for washing machine and dishwasher, space for undercounter fridge, wood effect flooring, chrome sockets, radiator, upvc double glazed windows to side and rear aspect and door leading out to the garden.

First Floor Landing

Bedroom 11'7 x 10'9 max (3.53m x 3.28m max)

Upvc double glazed window to front aspect, picture rail, storage cupboard and radiator.

Bedroom 11'3 x 10'9 max (3.43m x 3.28m max)

Upvc double glazed window to rear aspect, picture rail, radiator and door to en-suite.

En Suite Bathroom

Modern suite comprising panel bath with mixer tap and shower attachment over, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, wood-effect flooring, towel rail radiator and double glazed window to rear aspect.

Front Garden

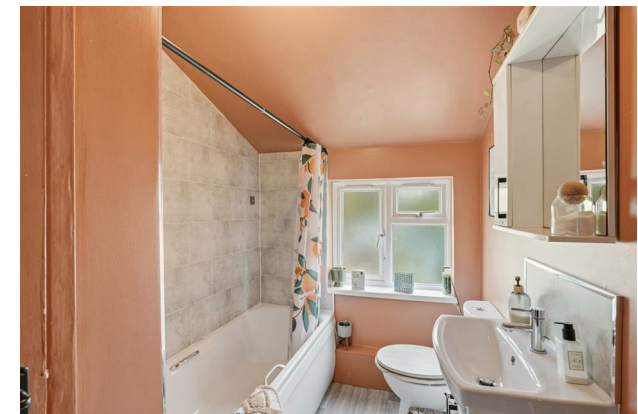
Walled garden laid to shingle with gated pathway leading to the entrance door.

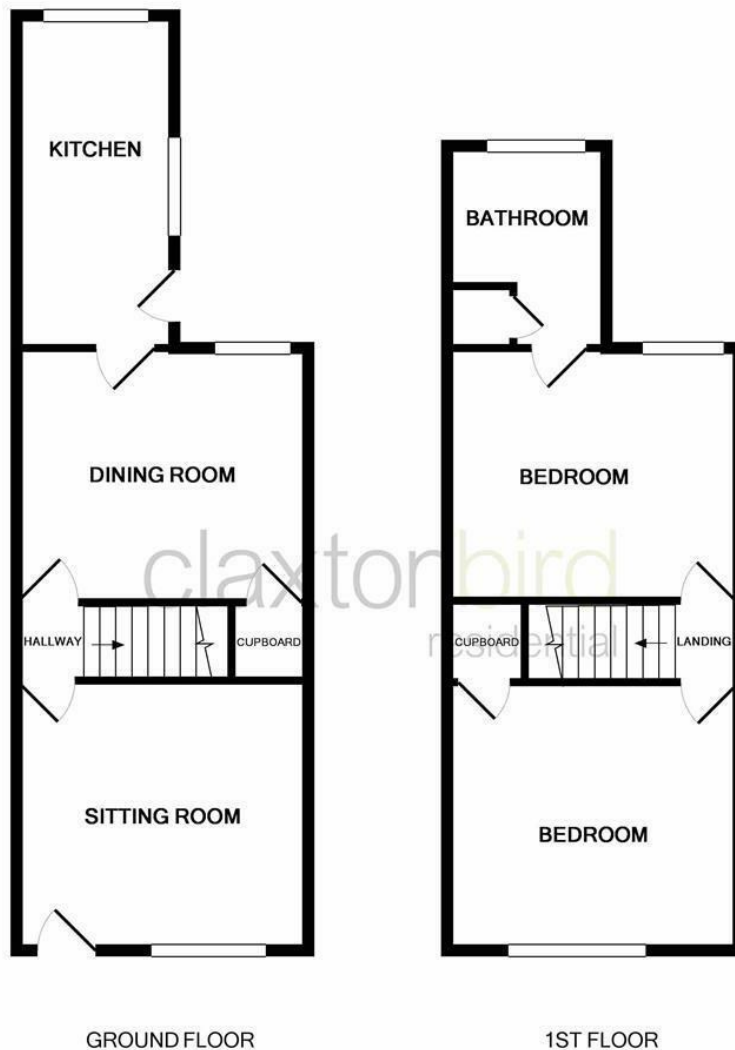
Rear Garden

Larger than average bisected garden enclosed by fencing and mainly laid to lawn with flower, shrub and tree borders and a pathway leading to the timber shed.

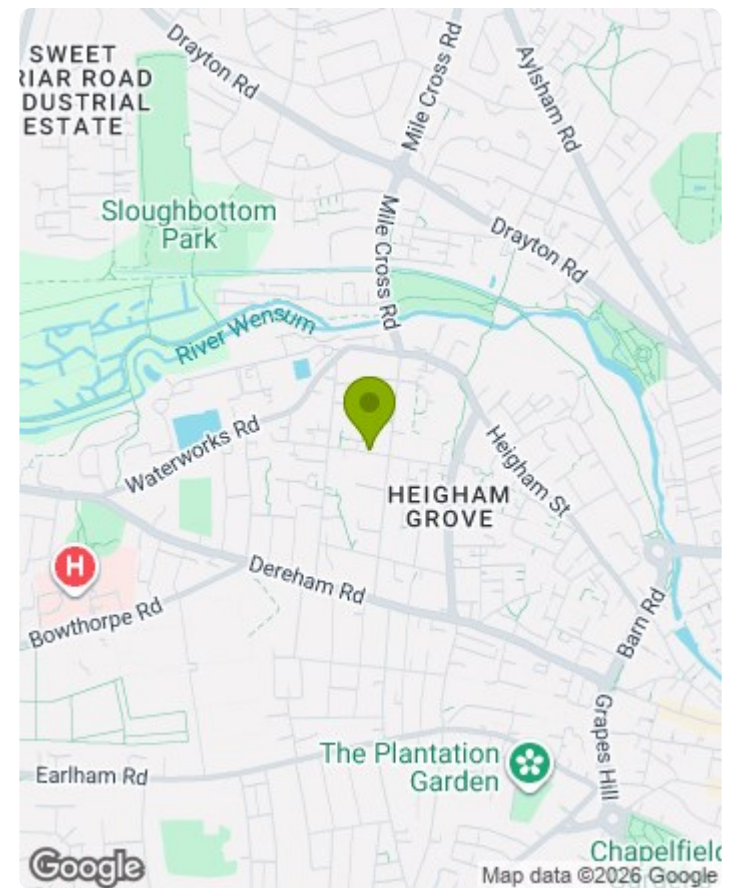
Agents Note

Council Tax Band B





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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