

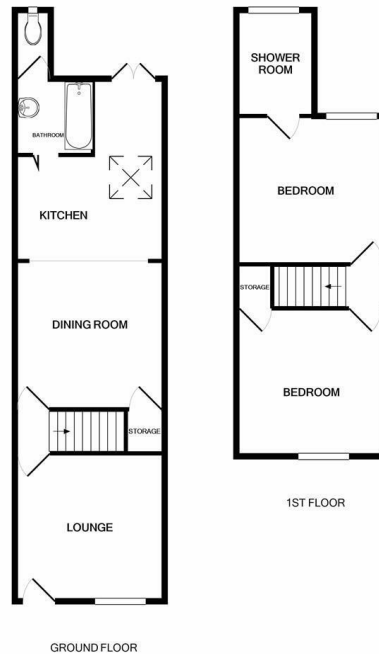


81 Armes Street | | Norwich | NR2 4EA

Guide Price £270,000

****GUIDE PRICE £270,000 - £280,000**** Gilson Bailey are delighted to present this impressive, extended two-bedroom mid-terrace home, located to the west of Norwich and finished to an exceptional standard throughout. From the moment you step inside, you'll be impressed by the welcoming lounge leading through to a breathtaking 26ft open-plan kitchen/dining room, the true heart of the home and perfect for entertaining family and friends. The ground floor also features a modern bathroom and separate WC, while upstairs offers two generous double bedrooms, with the principal bedroom further enhanced by a stylish, newly fitted en-suite shower room. Outside, the property continues to impress with a low-maintenance front garden and a beautifully presented rear garden, backing onto school playing fields for a wonderfully open outlook. With gas central heating, double glazing, and a chic, move-in ready finish, this home combines modern comfort with thoughtful design – an ideal choice for first-time buyers, young families, or professionals seeking a home that offers both style and substance.





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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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:

Lounge 11'8" x 11'6"

Double glazed window to front, radiator.

Kitchen/Dining Room 26'6" x 11'6"

Fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, integrated dishwasher, space for fridge/freezer and washing machine, radiator, skylight, uPVC door to rear.

Bathroom 5'10" x 5'9"

Panelled bath with shower over, hand wash basin, radiator.

WC

Low level WC, radiator, window to rear.

First Floor Landing

With doors to both bedrooms.

Bedroom One 11'8" x 11'7"

Double glazed window to front, radiator, storage cupboard.

Bedroom Two 11'6" x 11'5"

Double glazed window to rear, radiator.

Shower Room 8'0" x 5'11"

Shower cubicle with rainfall shower over, low level WC, hand wash basin, heated towel rail, double glazed window to rear.

Outside Front

Low maintenance garden, enclosed by brick walling with iron gate and path to front door.

Outside Rear

Bisected garden with brick built storage shed, summerhouse with power and lighting, patio seating area ideal for entertaining, lawned area, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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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