







136 Armes Street I I Norwich I NR2 4EA

Offers In Excess Of £195,000

OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious, extended, two bedroom, mid terrace house situated to the west of Norwich, within walking distance of the City Centre and its excellent range of amenities. The accommodation comprises an entrance porch, generous extended lounge, separate dining room and fitted kitchen to the ground floor. On the first floor there are two well proportioned bedrooms and a bathroom off the landing. Outside, the property enjoys a low maintenance front garden, while the bisected rear garden provides a fantastic blank canvas for buyers looking to create their ideal outdoor space. Further benefits include double glazing, gas central heating and no onward chain, making this an excellent opportunity for first-time buyers or buy-to-let investors alike. Early viewing is highly recommended to appreciate everything this charming home has to offer.

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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:

Entrance Porch
Door to:

Lounge 15'2" x 11'1"
Double glazed window, radiator.

Dining Room 11'11" x 11'1"
Double glazed window, radiator, stairs to first floor.

Kitchen 10'0" x 6'0"
Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window, door to side.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 11'2" x 10'11"
Double glazed window, radiator.

Bedroom Two 9'4" x 8'5"
Double glazed window, radiator, cupboard.

Bathroom 9'11" x 6'0"
Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Low maintenance enclosed by brick walling.

Outside Rear
Good sized, bisected garden with a timber shed, enclosed by timber fencing.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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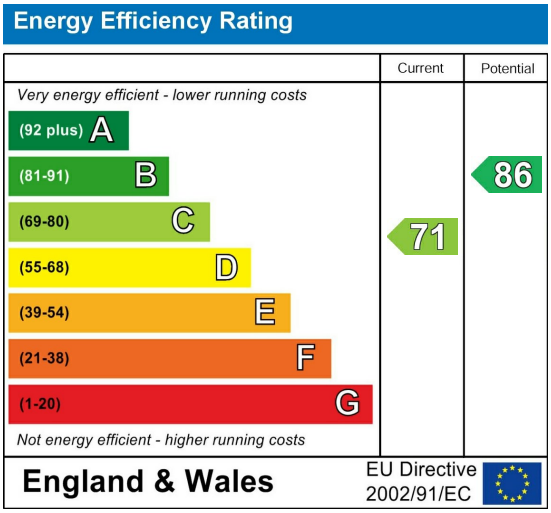












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This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