





Armes Street, Norwich, NR2 4EA

william h brown

welcome to

Armes Street, Norwich

Offered with no onward chain, this charming Victorian terrace boasts two double bedrooms, two reception rooms and a private rear garden, all within easy reach of Norwich city centre, Riverside and Norwich Train Station. An excellent first-time buy or investment opportunity.











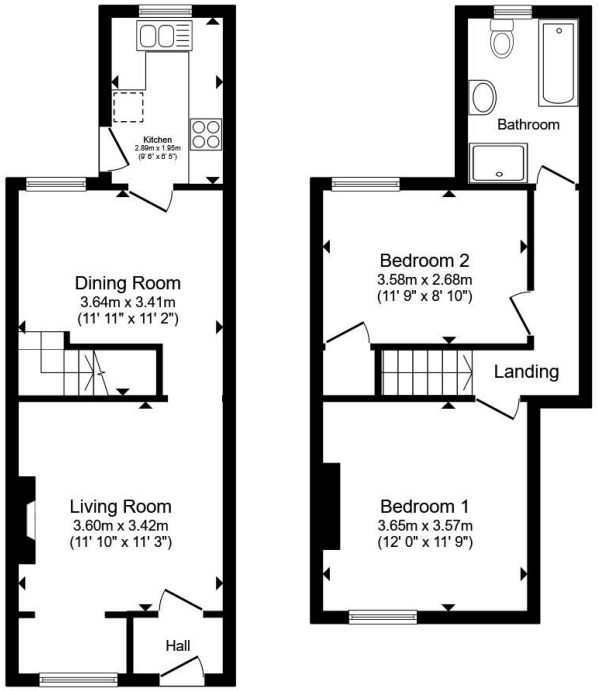


Description
Offered with no onward chain, this well-presented Victorian terrace enjoys a sought-after position on Armes Street, just a short distance from Norwich city centre and the popular Riverside district.

The accommodation is both spacious and versatile, beginning with an entrance hall leading into a bright and welcoming sitting room. Beyond, a generous dining room provides the perfect space for entertaining, working from home or family dining, with access through to the fitted kitchen at the rear. To the first floor are two excellent-sized double bedrooms, together with a family bathroom accessed from the landing.
Outside, the property benefits from a private enclosed rear garden, offering a low-maintenance outdoor space ideal for relaxing and enjoying the warmer months.

The property's popular location places it within walking distance of Norwich city centre, Norwich Railway Station, local shops, cafes and amenities, making it a fantastic choice for first-time buyers, professional couples and investors alike. Early viewing is highly recommended.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 71.1 m² (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Armes Street, Norwich

- No onward chain
- First-floor bathroom
- Walking distance to Norwich city centre
- Ideal first home or buy-to-let investment
- Enclosed rear garden

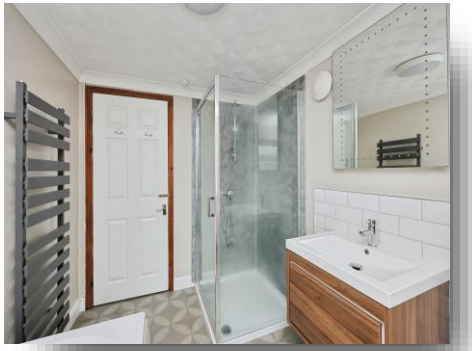
Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR144623 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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