



**136 Armes Street | | Norwich | NR2 4EA**

**£210,000**

**\*\*GUIDE PRICE £210,000 - £220,000\*\*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.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The actual layout, contents and appearance of the property may vary from the floorplans shown. The agent, Gilson Bailey & Partners Ltd, does not warrant the accuracy of the floorplans shown. The agent, Gilson Bailey & Partners Ltd, does not warrant the accuracy of the floorplans shown. The agent, Gilson Bailey & Partners Ltd, does not warrant the accuracy of the floorplans shown.

## 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.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>86</b>                                                                           |
| (69-80) <b>C</b>                            | <b>71</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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#### 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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