



Armes Street
Norwich, NR2 4EG
Guide Price £230,000 - £240,000

claxtonbird
residential

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GUIDE PRICE £230,000 - £240,000 *** Welcome to this charming terraced house on Armes Street in Norwich! This recently renovated 3-bedroom property is a gem in the West City area. Step inside to discover a modern fitted kitchen complete with built-in appliances, perfect for whipping up delicious meals. The ground floor further boasts a sleek and contemporary bathroom, solid oak wood floors, sitting room with decorative fireplace and dining room with door to the garden. Stay warm and cozy throughout the year with gas central heating powered by a modern boiler. Outside, you'll find a larger than average rear garden, perfect for enjoying the outdoors and hosting gatherings with family and friends. Don't miss the opportunity to make this lovely house your home. With its convenient location and modern amenities. Offered with no onward chain.

Sitting Room 11'1" max x 11'6" (3.38m max x 3.51m)

Upvc double glazed sash window to front aspect, cast iron decorative fireplace with wood surround, solid oak floor and radiator.

Dining Room 11'1" max x 9'8" (3.38m max x 2.97m)

Upvc double glazed French door to rear garden, under stairs storage cupboard, solid oak floor and radiator.

Kitchen 7'3" x 6'2" (2.22m x 1.89m)

Modern fitted kitchen comprising wall and base units with solid wood worktop over, and up-stand, sink drainer with mixer tap, built in double oven, hob and extractor above, built in washing machine, fridge and freezer, tiled floor, wall mounted modern gas central heating boiler, tiled floor and upvc double glazed window to side aspect.

Bathroom

Modern fitted white suite comprising panel bath with mixer tap, wash hand basin in vanity unit, low level WC, part tiled walls, tiled floor, towel rail radiator and upvc double glazed window to side aspect.

First Floor

Bedroom 10'11" max x 11'6" (3.35m max x 3.51m)

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

Bedroom 11'1" max x 9'10" (3.38m max x 3.02m)

Upvc double glazed sash look window to rear aspect, door to bedroom three and radiator.

Bedroom 7'1" x 6'2" max (2.18m x 1.88m max)

Upvc double glazed window to rear aspect and radiator.

Front Garden

Walled and fenced garden with pathway to entrance door.

Rear Garden

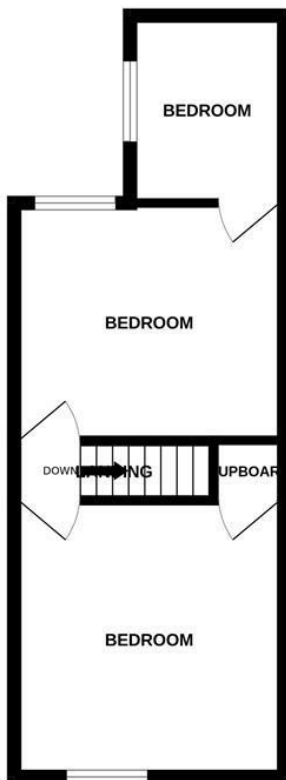
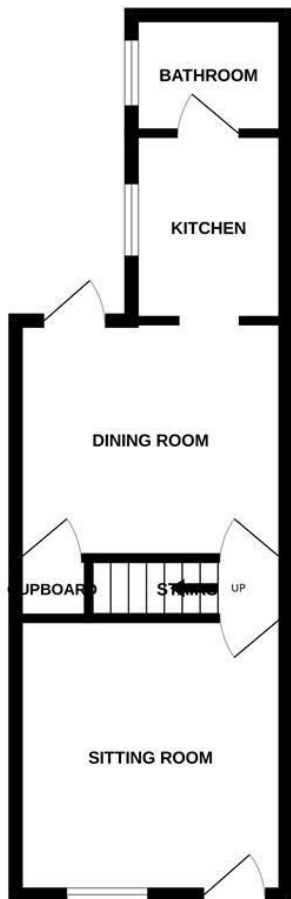
Non bisected larger than average rear garden mainly laid to lawn, patio area and enclosed by wall and fencing.

Agents Note

Council Tax Band - B

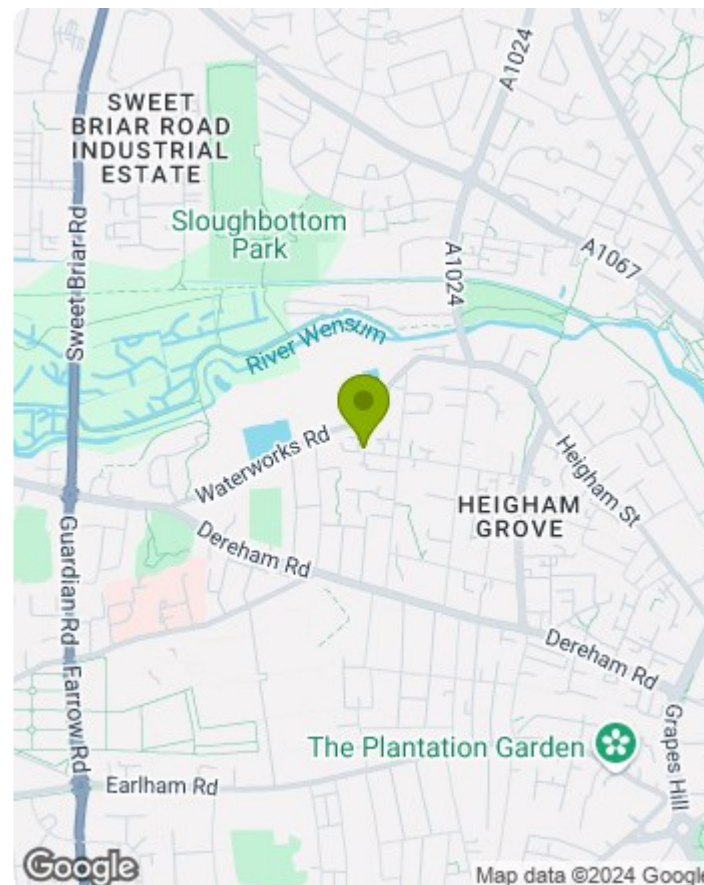
EPC - C





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Whilst every attempt has been made to ensure the accuracy of the floorplan 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			89
(81-91) B			
(69-80) C			72
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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