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*Armes Street,  
Norwich, Norfolk*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

An ideal **FIRST TIME BUY OR INVESTMENT** immaculately presented and spacious terraced home set in the highly sought after NR2 area of Norwich close to the Golden Triangle and only a short walk to the city centre. The property is offered with **NO ONWARD CHAIN** and comes with off street parking to the front and generous rear garden. Previously let for £1400 pcm as Airbnb.

**Accommodation comprises briefly:**

- Entrance Lobby
- Spacious Sitting Room
- Kitchen/Breakfast Room leading out to garden
- Master Bedroom with ensuite shower room
- Further Double Bedroom
- Further Single Bedroom
- Family Bathroom
- Private Rear Garden
- Private Off Street Parking



**Property**

The immaculate and stylish accommodation is spacious with an entrance hallway welcoming one into the property, door leads you to the generous reception room with high ceilings, fireplace, space for a dining table and seating. The kitchen/breakfast room overlooks the rear garden with french doors for access, sleek white wall and base units with solid oak worktops, built in fan assisted oven with induction hob and hood over, Butler style ceramic sink and drainer, ceramic tiled floor. On the first floor are the master bedroom, a good size double with well-fitted ensuite shower room. A further double bedroom and single bedroom both with views over the rear garden. The bathroom is on the ground floor and comprises a bath with shower over, WC and a hand wash basin all well appointed and fully tiled. The house is ideally situated in a lovely area, walking distance to Norwich City centre and the schools making this an ideal first time buy, investment or family home.



## Outside

The property is approached via the front pathway leading to the entrance and a private off street parking space. The rear garden is laid to lawn and accessed from the kitchen/breakfast room. There is a paved area outside the patio doors with a path leading through the lawned area to a garden shed. The garden is fully fenced making it secure for small pets and children.

## Location

The house is quietly situated within easy walking distance to the centre of Norwich just off the Golden Triangle in a quiet residential area which offers a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating and hot water.  
Mains drainage.

Energy Rating: C

## Local Authority:

Norwich City Council

Tax Band: B

Postcode: NR2 4EN

What3Words: ///mull.powers.tigers

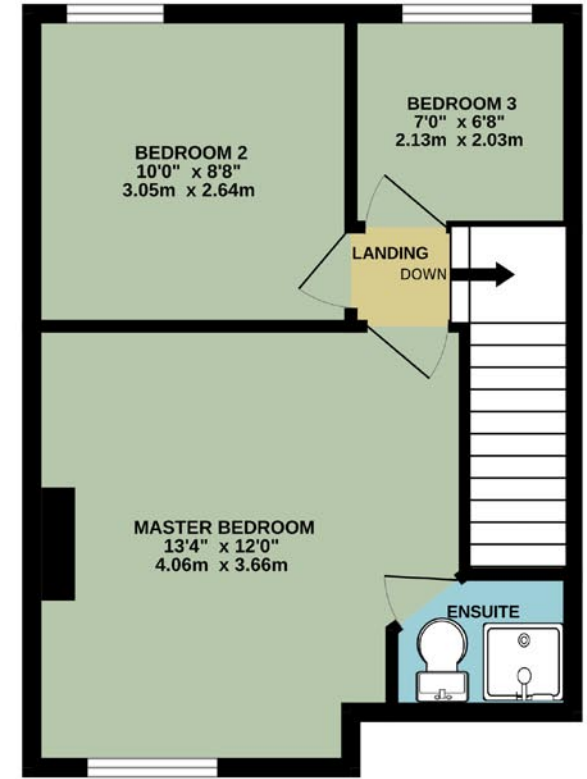
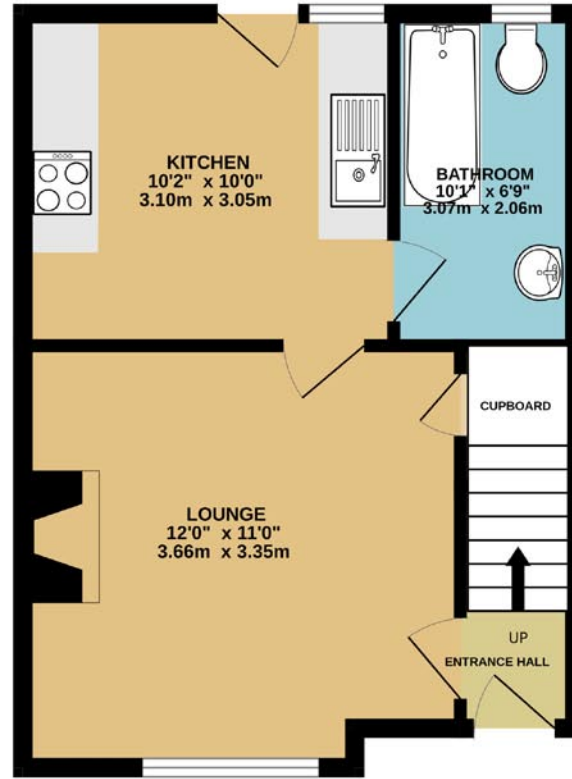
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £220,000**



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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