



71 Armes Street, Norwich

Guide Price £240,000 - £250,000

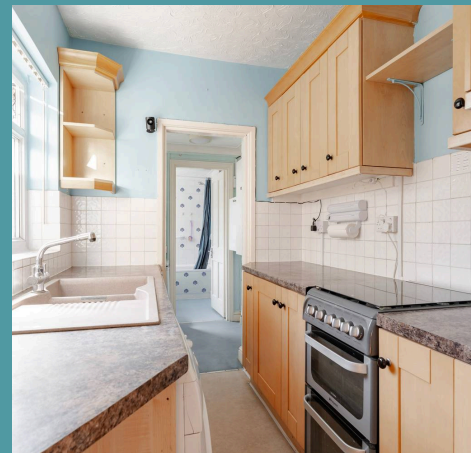
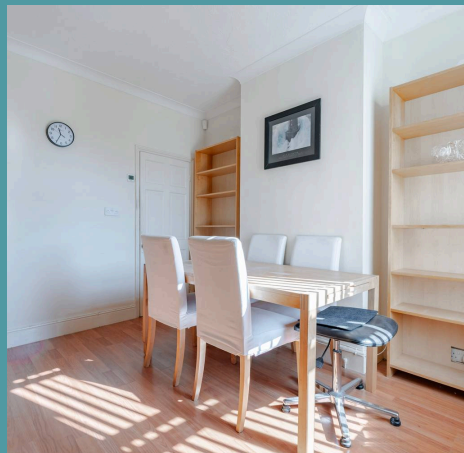
71 Armes Street

Norwich

Introducing a perfect opportunity for first time buyers or investors looking for a well-presented home within a prime location of Norwich. Moments away from the city centre, this mid-terrace property highlights two reception rooms, a kitchen, a bathroom, three bedrooms and a garden. There is easy access to a wide range of amenities, ensuring a lifestyle of comfort and ease. Don't miss the chance to acquire this beautiful home.

Location

Situated in the desirable NR2 postcode, Armes Street offers a prime location just minutes from Norwich city centre. This vibrant area is known for its mix of charming period homes and modern conveniences, making it a popular choice for families and professionals alike. The property is within easy reach of a variety of local amenities, including shops, cafes, and well-regarded schools. For outdoor lovers, the picturesque Earlham Park and Heigham Park are nearby, providing green spaces to relax and unwind. Excellent transport links ensure quick access to the city's bustling shopping districts, dining hotspots, and cultural attractions, making this an ideal location for those seeking both convenience and community.





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As you step inside this well-maintained property, you are greeted by a warm and inviting ambience that permeates throughout. The ground floor boasts two spacious reception rooms, offering the perfect spaces for relaxation and entertaining. The ample natural light flooding through the windows enhances the welcoming atmosphere. The kitchen is fitted with wall and base units, appliances and storage, to be able to cook your favourite meals. The lobby, with space for your laundry essentials, leads into the ground floor bathroom, comprising of a three piece suite.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer comfort and relaxation. The third bedroom has the versatility to be a home office, dressing room or a guest room, depending on your own requirements.

Towards the rear is a maintained garden that is predominately laid to lawn, with a small pond and a timber storage shed for your storage options. At the front of the residence is on-road parking for convenience and ease.





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Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas boiler.

New roof.

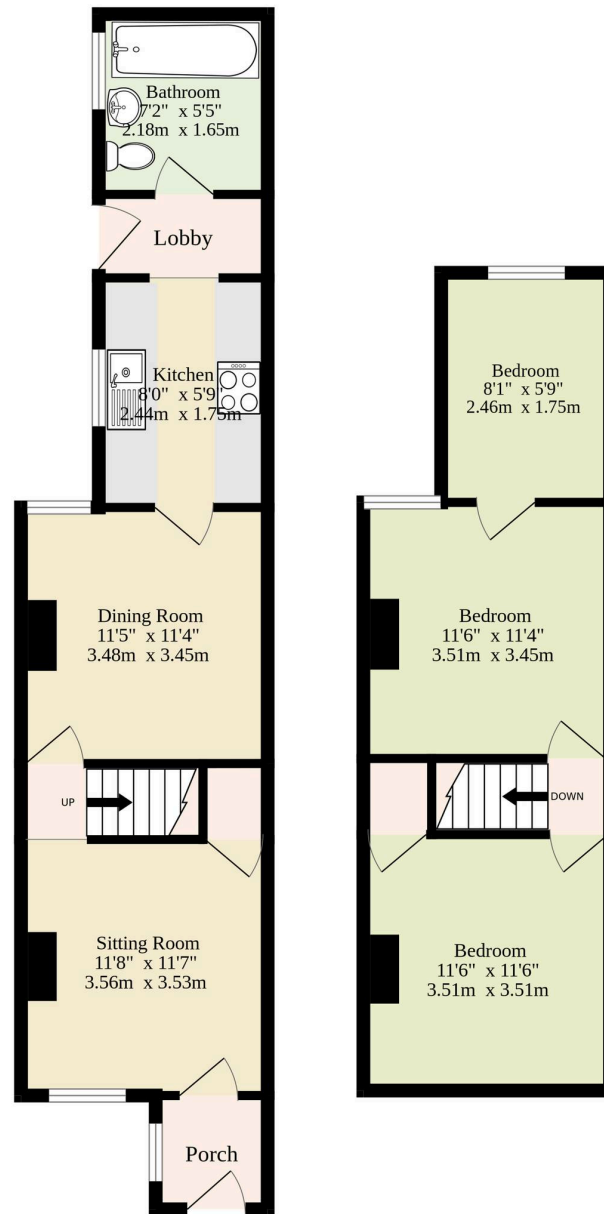
Council Tax Band: B

- Mid-terrace residence in the city of Norwich
- Perfect first home or investment purchase
- Two inviting reception rooms for relaxation and entertaining
- Kitchen fitted with wall and base units, appliances and storage
- Ground floor bathroom
- Three bedrooms
- Well-maintained garden with a timber storage shed
- On-road parking available
- New roof
- Close to local shops, schools, transport and healthcare facilities



Ground Floor
400 sq.ft. (37.2 sq.m.) approx.

1st Floor
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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