

80 Armes Street, Norwich

£190,000 - £200,000 Freehold

Tucked away in a desirable location close to town amenities and convenient bus routes, this well-presented 2-bedroom mid-terrace house offers an enticing opportunity for first-time buyers or small families seeking a property with room for personalisation and enhancement. The motivated vendor is keen to facilitate a swift sale, making this an ideal prospect for those eager to secure a new home with the scope for creativity and improvement.

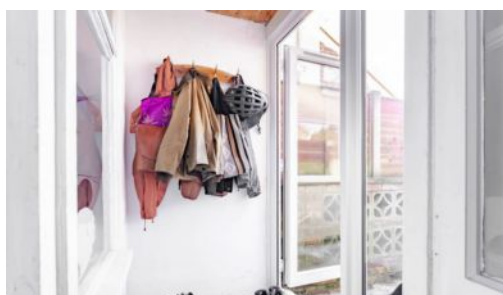
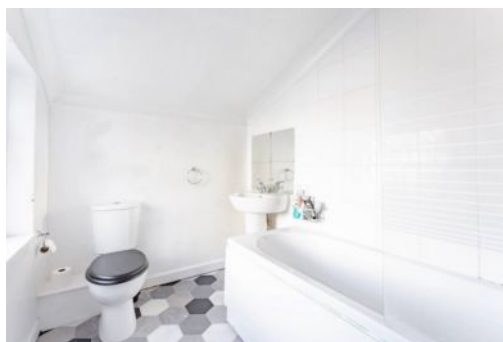
Location

Nestled in the vibrant heart of Norwich, Armes Street offers a harmonious blend of urban convenience and community charm. This residential address is situated within the Wensum ward, placing it in close proximity to the city's bustling center and its array of amenities. Families will appreciate the selection of reputable schools nearby, including Nelson Infant School and Wensum Junior School, both within walking distance. For commuters, Norwich Train Station is approximately 1.55 miles away, facilitating easy travel. With its blend of accessibility, educational facilities, and local amenities, Armes Street presents an enticing opportunity for those seeking a well-connected and comfortable living environment in Norwich



Armes Street

Boasting a traditional yet versatile layout, the accommodation comprises an entrance porch leading to a welcoming lounge featuring a sizeable double glazed window and radiator. The adjacent dining room provides a space for relaxed family meals or entertaining guests.



The kitchen is well-appointed with fitted wall and base units, worktops, a sink and drainer, and ample space for essential appliances. The potential to further enhance the property by adding a ground floor shower room (STPP) adds an appealing touch of customisation to the residence.

Ascending to the first floor, the landing leads to two generously proportioned bedrooms, each offering comfortable living spaces with abundant natural light and heating from double glazed windows and radiators. The modern three-piece bathroom features a panelled bath with shower over, a low-level WC, and a hand wash basin, providing a convenient and stylish facility for the household.

Externally, the property features a small front garden enclosed by brick walling, leading to the front door. The bisected lawned garden at the rear, enclosed by timber fencing, adds a pleasant outdoor area for relaxation and recreation.

Agents Notes

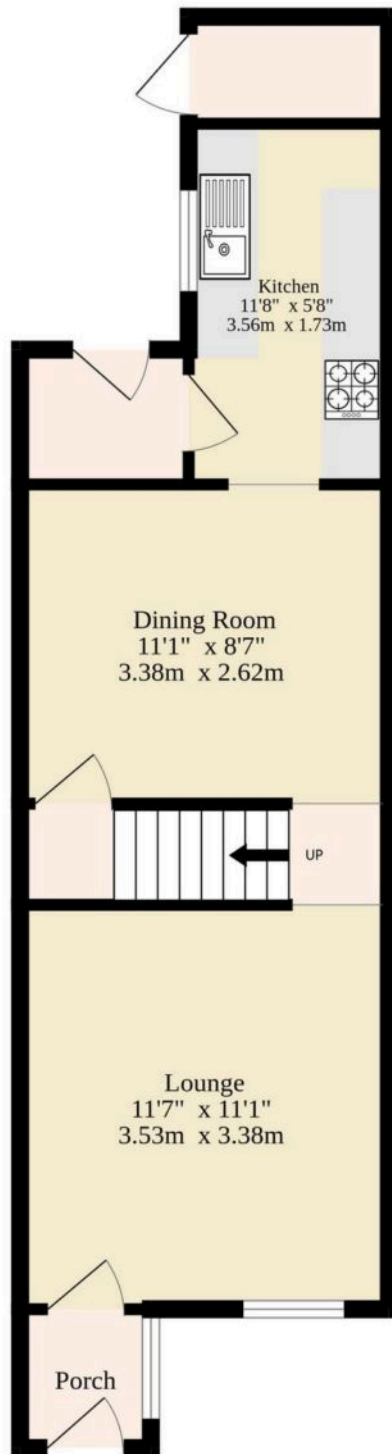
We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

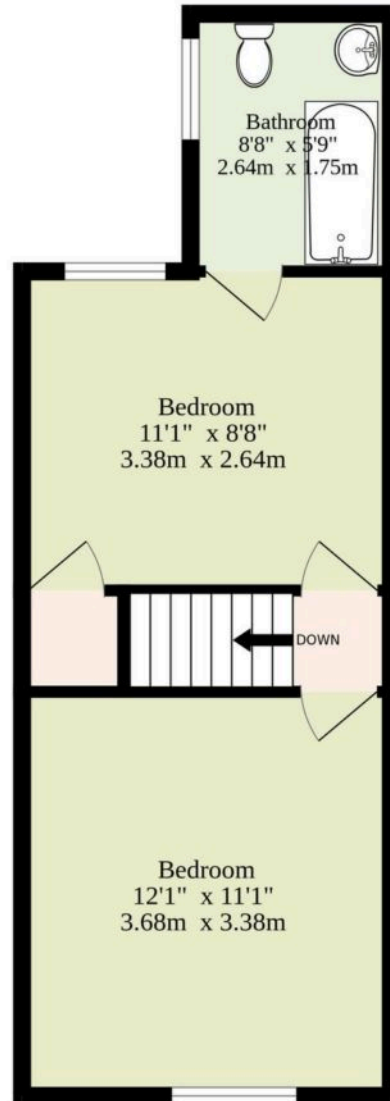
Tenure: Freehold



Ground Floor
337 sq.ft. (31.3 sq.m.) approx.



1st Floor
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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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