



186 Armes Street, Norwich

Norwich

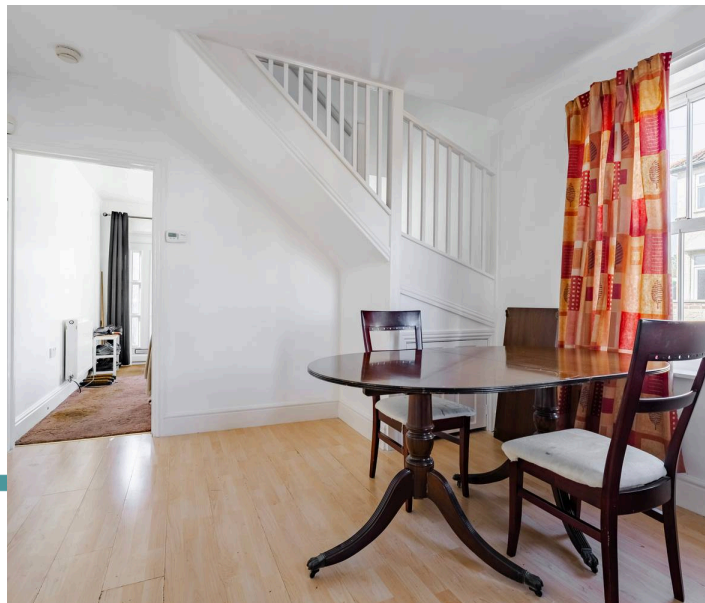


Minors & Brady

186 Armes Street

Well-presented end-terraced property occupying a well-proportioned plot on Armes Street, offering a straightforward and versatile internal layout. The ground floor provides two separate living spaces, allowing flexibility for both relaxation and dining arrangements. A contemporary kitchen is positioned to the rear of the home, designed in a practical configuration with good natural light. Convenient ground floor facilities include a separate WC and direct access out to the rear garden. Upstairs, the accommodation consists of two comfortable bedrooms arranged off a central landing. A modern shower room completes the first floor, fitted with a spacious shower enclosure. Outside, the enclosed rear courtyard presents a low-maintenance setting ideal for easy outdoor use and privacy.

- Well-presented end-terraced property on Armes Street
- Two separate reception rooms offering flexible living and dining space
- Modern U-shaped kitchen with space for appliances
- Bright kitchen area enhanced by Velux window
- Convenient ground floor WC off the kitchen
- Direct access from kitchen to the rear garden
- Two good-sized bedrooms on the first floor
- Central landing providing access to all upstairs rooms
- Modern shower room with a large shower tray
- Fully enclosed, low-maintenance rear courtyard laid with patio throughout





M&B

186 Armes Street

The Location

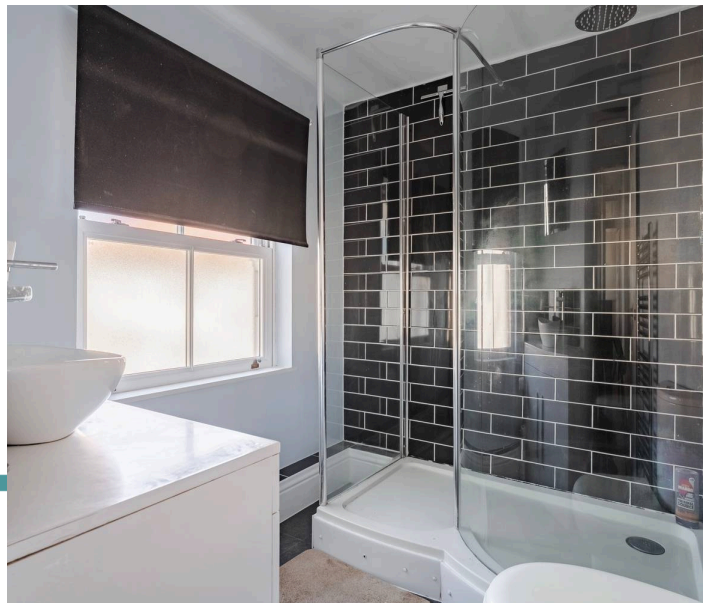
Armes Street is situated within the ever-popular NR2 area of Norwich, a location widely appreciated for its character, strong sense of community, and close proximity to the city centre. The street itself is made up of attractive period terraces, typical of the area, which give it a distinctive and established residential feel.

One of the key advantages of this location is how easily everyday amenities can be reached. Independent cafés, local shops, and takeaways are all within a comfortable walking distance, contributing to a lifestyle where many daily needs can be met without relying heavily on a car. The nearby Norwich Lanes further enhances this, offering a well-known hub of independent retailers and eateries that give the area its unique character.

Norwich city centre is also close at hand, whether on foot, by bike, or via a short bus journey. Here, you'll find a wider range of shopping options, restaurants, entertainment venues, and cultural highlights, including Norwich Castle, which adds to the city's rich historic appeal.

For those needing to travel further afield, the area provides straightforward access to main routes such as the A47 and A11, making it practical for commuting or day trips. Regular bus services also run through the area, supporting easy movement across the city.

Green space is another benefit, with nearby options including Heigham Park and Eaton Park, both providing open areas for walking, recreation, and relaxation.



186 Armes Street

Armes Street, Norwich

An end-terraced property situated on Armes Street, offering a practical and well-proportioned layout arranged over two floors, with a low-maintenance outdoor space to the rear.

On the ground floor, the accommodation comprises two good-sized reception rooms, including a sitting room and a separate dining room, providing distinct living and entertaining areas. To the rear, there is a modern U-shaped kitchen fitted with space for appliances and a Velux window overhead, creating a bright and functional cooking environment.

The kitchen also benefits from a convenient WC off the space, along with a door providing access to the rear garden, forming a practical and straightforward layout for everyday use.

To the first floor, there are two bedrooms accessed from a central landing, along with a shower room which features a large shower tray. The arrangement provides a simple and efficient upstairs configuration.

Externally, the property benefits from a fully enclosed, low-maintenance courtyard space to the rear, laid with patio throughout. This area offers a private outdoor setting that requires minimal upkeep.

Agents Note

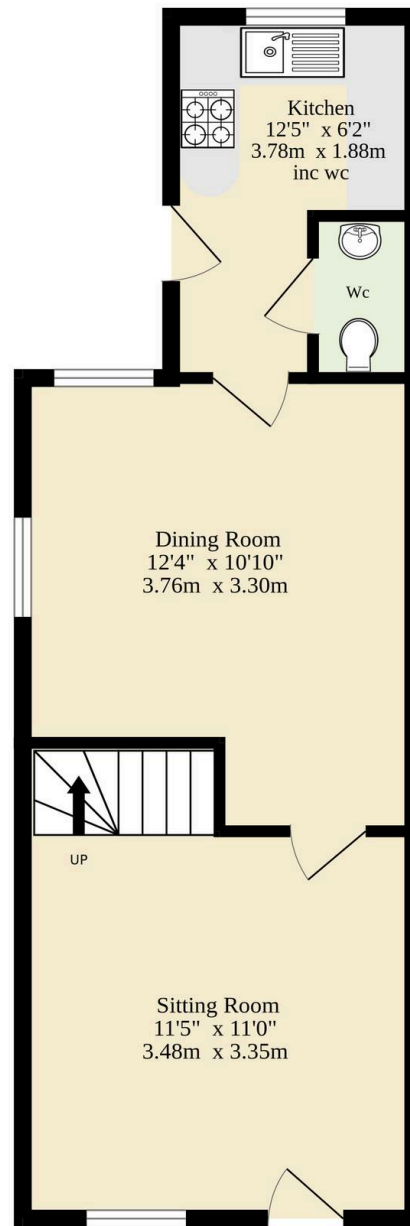
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

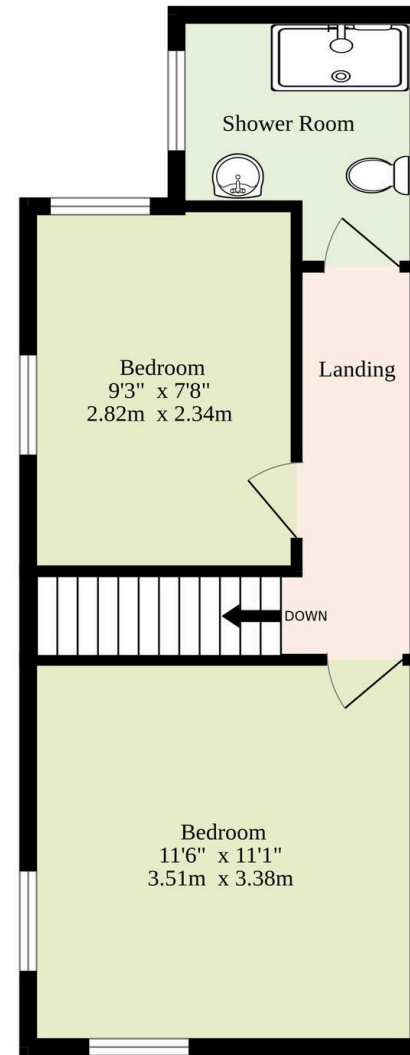


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Ground Floor
329 sq.ft. (30.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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