



GROUND FLOOR
APPROX. FLOOR
AREA 58.8 SQ.M.
(633 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.4 SQ.M.
(521 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.2 SQ.M. (1154 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Armes Street | Norwich | NR2
Guide Price £240,000 - £250,000



abbotFox presents this spacious, hall entranced terraced home. Located within the popular NR2 postcode, with easy access to a variety of local amenities and Norwich City Centre, this is an ideal home for any young family. Occupying a non-bisected plot, this over the passage home offers three bedrooms and a shower room accessed off landing to the first floor. The ground floor accommodation comprises of an inviting entrance hall, lounge diner, extended kitchen breakfast room and family bathroom. With the property also offering low maintenance front and rear gardens, an internal viewing comes highly recommended to appreciate the space on offer.

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