



## MIDDLE STREET

TRIMINGHAM, NORWICH, NR11 8EB

**£275,000**  
FREEHOLD

This beautifully presented 2 bed end terrace is located in a very quiet location close to the coast. Currently a successful holiday let, this would make a lovely home-from-home!

**henleys**  
ESTATE AGENCY SIMPLIFIED

## MIDDLE STREET

- 2 bed end terrace • Very quiet location • Off road parking • Lovely views over fields • Period features • Successful holiday let • No upward chain



### OVERVIEW

This beautiful Victorian 2 bed end terrace has charm in abundance! Presented to a very high standard it has kept many of its original features. Add to this, ample off road parking, a delightful rear garden and views over fields, this would make a lovely home or a great holiday let investment.

### FIRST IMPRESSIONS

To the front of the property is a small shingled garden with a footpath which leads to the front entrance. To the side is a long shingled drive with parking space for 3 average size cars. From the drive, a gate opens to the rear garden.

### FRONT ENTRANCE

A glazed door opens into a small hallway. From the hall, stairs rise to the first floor and a period pine door opens to the sitting room.

### SITTING ROOM

A wide double glazed bay window to the front aspect. Central to this room is a lovely inglenook brick fireplace with an inset wood burner on a tiled hearth. Carpeted flooring and radiator. A period door opens to the kitchen.

### KITCHEN/BREAKFAST ROOM

Double glazed to the rear aspect with a door leading to the rear porch. The kitchen has a range of farmhouse style base and wall units with solid timber worktops with an inset Belfast sink and

draining board. Spaces for an electric cooker, washing machine and upright fridge/freezer. Pamment tiled flooring. Under stair storage cupboard.

### REAR PORCH

Ideal for storage, glazed to the rear and a glazed door opening to the rear garden.

### FIRST FLOOR LANDING

From the landing, period pine doors lead to the two bedrooms and the bathroom.

### FRONT BEDROOM

Double glazed sash window to the front aspect with exposed floorboards and a radiator.

### REAR BEDROOM

Double glazed sash window to the rear aspect with wonderful field views towards Overstrand. Exposed floorboards and a radiator.

### BATHROOM

A beautiful bathroom which includes a roll-top bath with shower attachment, WC, period wash hand basin, chrome towel rail heater and a shower cubicle. Double glazed opaque sash window to the rear aspect and a radiator.

### REAR GARDEN

The lovely enclosed rear garden has a mixture of lawns, shrub beds and a patio area. To one side are a number of outbuildings.

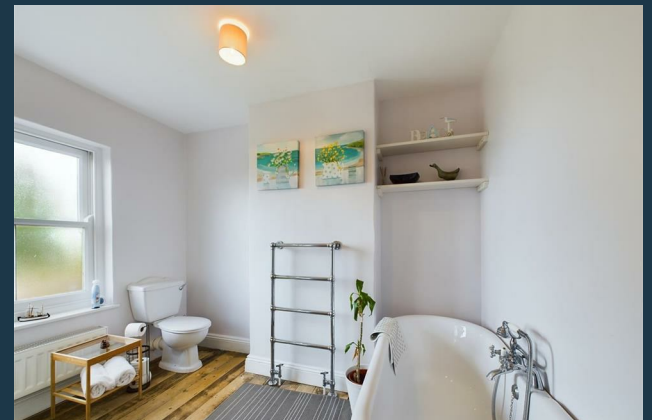
## HEATING & DRAINAGE

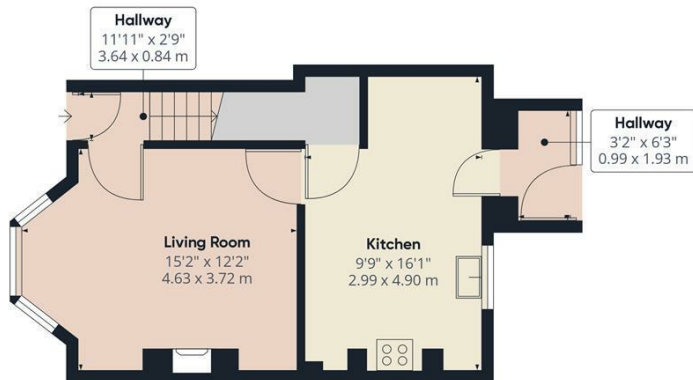
Oil fired boiler and mains drains.

## COUNCIL TAX

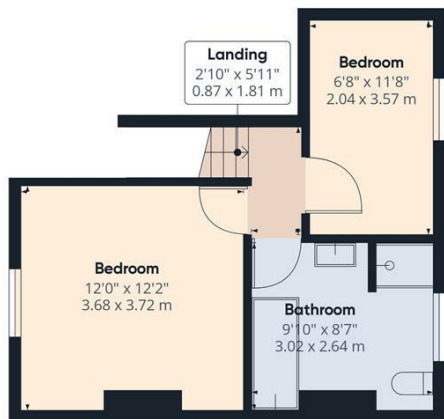
The property is currently de-registered for council tax.

## 1 MALVERN HOUSE MIDDLE





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
705.19 ft<sup>2</sup>  
65.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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