



32 Church Street
Gimingham, Norfolk, NR11 8HB

BROWN & CO



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One bedroom mid-terraced cottage located in the rural village of Gimingham.

£150,000



DESCRIPTION

Attractive brick and flint one bedroom mid-terraced cottage which has been let for many years but is now sold vacant.

The property features sealed unit double glazing and oil fired central heating but further improvement and updating is now required.

Outside, there is a small front garden and a courtyard style rear garden.

There is one parking space at the rear allocated for this property but not a specific designated spot and will be on a first come first served basis. This parking area can be accessed off Hall Road.

LOCATION

Gimingham is a small yet picturesque village lying inland from the coastal village of Trimingham, which lies almost mid-way between the well-served towns of Cromer and Mundesley.

DIRECTIONS

From Mundesley, head away from the centre along Gimingham Road. At the junction turn left onto School Road and proceed onto Mill Street which then becomes Church

Street. The property will be found on the right hand side, just after Hall Road.

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AGENT'S NOTES:

- (1) The property is being offered for sale with no onward chain but the vendor, Flagship Housing, does require offers to be accompanied by a completed Declaration of Interest Form and Buyers Qualification Form which are available from the agents.
- (2) The vendor also requires, where possible, exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.
- (3) The property must be marketed for a minimum of 14 days before any offers are considered.
- (4) Please note that grounds maintenance charges may apply.
- (5) Please note that all properties built before 2000 will have some degree of asbestos.
- (6) There is an engrossment of £150 payable by the buyer on completion.
- (7) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

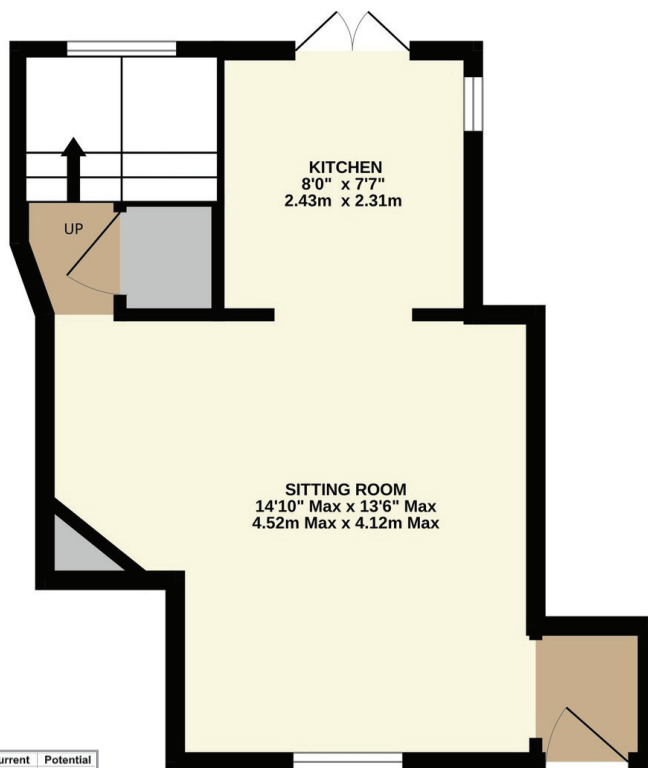
(8) Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract.

(9) We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.

(10) On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.

(11) Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.

TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated May 2025. Ref. 062957

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants