



CHURCH STREET

GIMINGHAM, NORWICH, NR11 8HF

£140,000
FREEHOLD

**** FANTASTIC PRICE ****

This two bedroom terraced house in the peaceful and picturesque village of Gimingham would make a wonderful family home or a countryside getaway for those wanting a break from Town or City living. With the town of North Walsham just over four miles away and the coastal town of Cromer just over 6 miles away, these towns boast a wealth of amenities whilst still having the property in a quiet and peaceful location. Camelot comprises of Living Room, Kitchen, Bathroom, Bedroom One and Bedroom Two.

henleys
ESTATE AGENCY SIMPLIFIED

CHURCH STREET

- Two bedroom • Kitchen/Dining Area • Close to the Market Town of North Walsham • Low maintenance front garden • Close to the Coastal Town of Cromer • Ground Floor Bathroom • Call Henleys to arrange a viewing



Gimingham

Gimingham is a peaceful and picturesque village in the county of Norfolk. It is located just over 4 miles from the town of North Walsham and just under 22 miles north of the City of Norwich. Home to Mill Pond and Water Mill, which stretches along the west edge of the main street of the village of Gimingham, the pond is home to many species of waterfowl and is filled by the River Mun.

Overview

This two bedroom terraced house in the peaceful and picturesque village of Gimingham would make a wonderful family home or a countryside getaway for those wanting a break from Town or City living. With the town of North Walsham just over four miles away and the coastal town of Cromer just over 6 miles away, these towns boast a wealth of amenities whilst still having the property in a quiet and peaceful location. Camelot comprises of Living Room, Kitchen, Bathroom, Bedroom One and Bedroom Two.

Living Room

Window to front aspect, wall mounted radiator, wall mounted thermostatic heating controls, ceiling hanging pendant light, and tiled floors.

Kitchen/Dining Room

Window to rear aspect, wall and base units, wood effect laminate worktop, sink with drainer and mixer tap, inset electric hob, integrated oven, space

for under counter fridge and under counter freezer, space and plumbing for washing machine, brick effect fireplace area, storage cupboards, space for dining table, tiled splashback and tiled floors.

Bathroom

Obscured window to rear aspect, close coupled WC, pedestal basin, bath, wall mounted radiator, tiled splashbacks and tiled floor.

Bedroom One

Window to front aspect, built in storage/wardrobes and treated exposed floorboards.

Bedroom Two

Window to rear aspect, hanging pendant light and treated exposed floorboards.

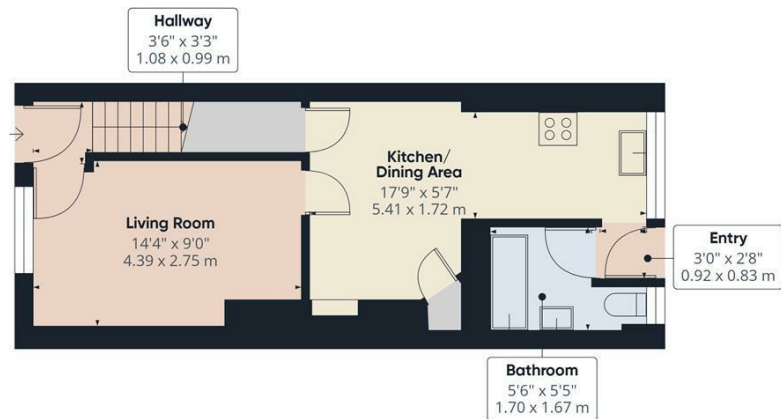
Outside

To the front of the property the garden is enclosed by low level wall and gate, hedged to the right hand side and fenced to the left hand side, path to left hand side from gate to door, gravelled to the left hand side with oil tank.

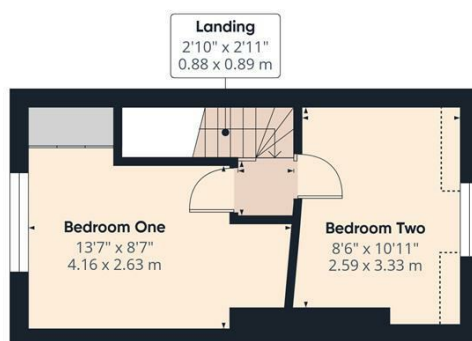
At the rear of the property is a right of way to driveway and parking. There is also an outbuilding to the rear for additional storage or an outside working space.

CAMELOT CHURCH STREET





Floor 1



Floor 2

Approximate total area¹⁾

595 ft²
55.2 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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