



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!

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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.

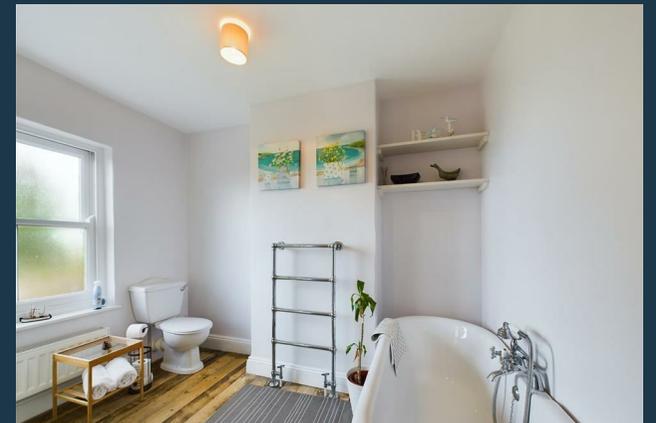
HEATING & DRAINAGE

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⁽¹⁾
705.19 ft²
65.51 m²

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

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