



# ROSSDENE

Castle Street, Holt

**Rickitt**  
Partnership

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## Period home in the heart of Holt Village

Double fronted period mid terrace house ♦ Two double bedrooms ♦ Two reception rooms ♦ Breakfast kitchen ♦ In the heart of Holt Village ♦ Off road parking to the front ♦ Single garage ♦ Pleasant rear garden ♦ NO CHAIN ♦ EPC E

### Description

A pleasant double fronted two double bedroomed mid terrace house located in the heart of Holt Village. This period home has two reception rooms and a breakfast kitchen. The property would benefit from some updating. There is off road parking to the front of the house and a well kept lawned rear garden.

#### Reception Room

Feature fireplace with part exposed brickwork and tiled hearth. Open staircase to first floor. Window to front. Exposed timber ceiling. Radiator.

#### Sitting Room

Feature open Victorian style fireplace with ornate tiles and surround, tiled hearth. Exposed timber ceiling. Fitted book shelves. Window to front. Radiator.

#### Inner Hall

Tiled floor. Fitted wall units with shelves and hanging space. Recessed area with shelving and space for washing machine. Door to back. Radiator.

#### Cloakroom

Low level WC and corner hand wash basin. Frosted window to rear. Tiled floor. Radiator.

#### Breakfast Kitchen

Range of base and wall units with timber effect work surface above with stainless steel sink unit. Electric oven with hob and extractor fan above. Floor to near ceiling cupboard. Space for dishwasher. Tiled splash backs. Two windows to rear. Tiled floor. Radiator.







### **First Floor Landing**

Window to front. Fitted book shelves. Exposed beams. Radiator.

### **Bedroom One**

Window to front. Built in wardrobes. Exposed beams. Radiator.

### **Bedroom Two**

Window to front and one to rear. Exposed beams. Radiator.

### **Bathroom**

Bath, separate walk in shower, bidet, low level WC and hand wash basin. Walk in airing cupboard with Worcester gas fired boiler. Part tiled walls. Access to loft. Built in shelving. Exposed beams. Radiator.

## **Outside**

To the front of the house is a large gravelled area offering off road parking for several vehicles leading to

### **Integral Single Garage**

Double doors to front. Door to rear. Range of base units. Power and light.

To the rear there is a pleasant enclosed rear garden, which is mainly laid to lawn with an apple tree, well stocked borders to three sides and a paved terraced area to the side of the house.

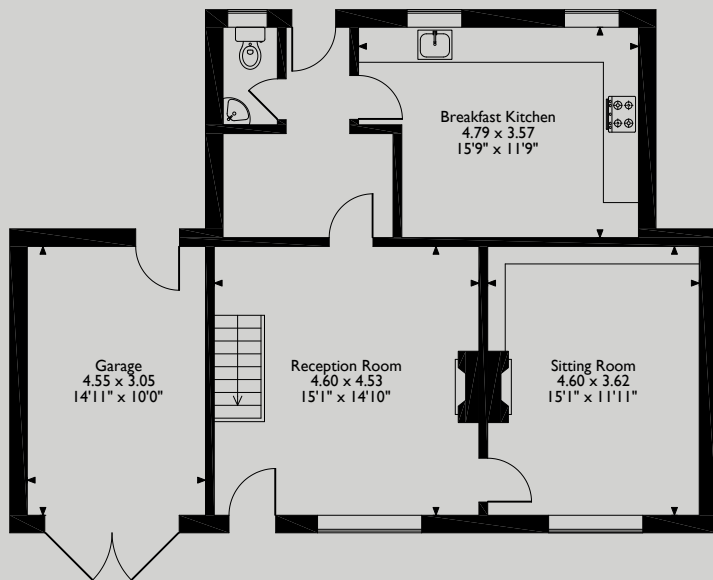
### **Property Information**

The council tax is band F. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.

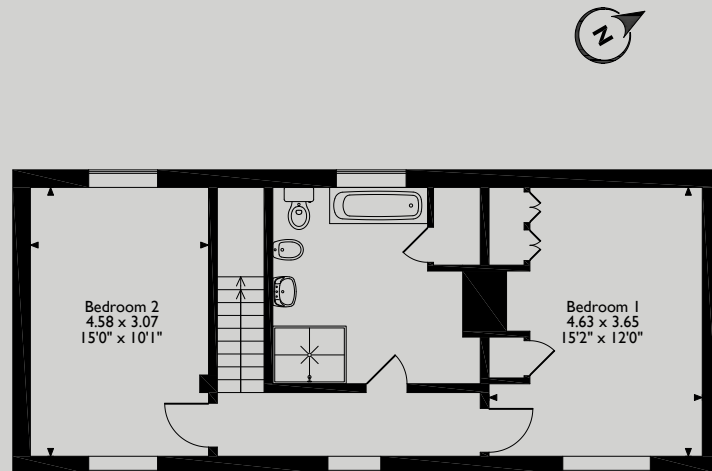


## Floorplans

Approximate Gross Internal Area  
Main House = 118 Sq M/1270 Sq Ft  
Garage = 14 Sq M/151 Sq Ft  
Total = 132 Sq M/1421 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Rickitt**  
Partnership

Tel: 01244 322 322  
[info@rickittpartnership.co.uk](mailto:info@rickittpartnership.co.uk)

Tel: 020 7839 0888  
[www.rickittpartnership.co.uk](http://www.rickittpartnership.co.uk)

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