



Peacock Lane, Holt NR25 6HA

welcome to

Peacock Lane, Holt

For sale by auction on 21st May 2024 (more details to follow) A semi-detached cottage with accommodation briefly comprising entrance hall, sitting room, dining room, kitchen, shower room, landing, 3 bedrooms and box room.



Entrance Door To; Entrance Hall

Staircase, radiator.

Sitting Room

13' 4" x 12' max + bay (4.06m x 3.66m max + bay)
Double glazed bay window to front, radiator,
decorative fireplace with tiled hearth.

Dining Room

13' 3" + bay x 10' max (4.04m + bay x 3.05m max)
Radiator, double glazed window to rear, fireplace,
understairs cupboard.

Kitchen

9' x 7' (2.74m x 2.13m)
Wall and base units, rolled edge worktops, stainless
steel sink, wall mounted boiler, tiled floor, radiator,
built in oven, gas hob and hood.

Shower Room

Tiled floor, radiator, shower cubicle, wc, wash basin,
double glazed window to side, extractor.

Landing

Loft hatch.

Bedroom 1

13' 6" x 12' max (4.11m x 3.66m max)
Double glazed window to front, radiator, decorative
fireplace.

Bedroom 2

12' x 9' (3.66m x 2.74m)
Double glazed window to side, radiator.

Bedroom 3

10' 5" x 9' 1" (3.17m x 2.77m)
Double glazed window to rear, radiator.

Box Room

6' x 4' (1.83m x 1.22m)
Double glazed window to front, radiator.

Outside

Lawned garden to rear with shingled area, patio and
shed.

Notice

For each Lot, a contract documentation fee of £1,500
(inclusive of VAT) is payable to Barnard Marcus
Auctions by the buyer. The seller may charge
additional fees payable upon completion. If
applicable, such fees are detailed within the Special
Conditions of Sale. Buyers are deemed to bid in full
knowledge of this.

The Guide Price quoted must not be relied upon by
prospective purchasers as a valuation or assessment
of value of the property. It is intended to provide
purchasers with an indication of the region at which
the reserve may be set at the time of going to press.
The guide price may be subject to variation and
interested parties are advised to make regular checks
for variations and should be aware that the reserve
price may be either below or above the quoted
guide price.

Prospective purchasers should also be aware that the
eventual sale price may be above or below the guide
level dependent upon competition, and should
therefore not presume the guide to be indicative of
the final expected sale price or the price the property
is available at.

When setting the guide price, the auctioneers have
given consideration to the seller's instructions in
respect of their indicated reserve price at the time of
instruction. The reserve price, (the level below which
the property will not be sold), remains confidential
between the seller and the auctioneer. The guide
price therefore, is intended to indicate the region at
which the reserve price is intended to be set. The
seller will confirm their final reserve price close to the
auction date and if appropriate the auctioneers may
adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure
the safety and security of viewers at properties, we
have not carried out a detailed Health & Safety
inspection of properties in our auctions and cannot

therefore guarantee the safety and security of
viewers.

Notice

All non-conducted inspections of vacant sites should
be made in daylight hours only and entry into such
sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending
purchasers will be asked to produce identification
documentation at a later stage and we would ask for
your co-operation in order that there will be no delay
in agreeing the sale.

2. General: While we endeavour to make our sales
particulars fair, accurate and reliable, they are only a
general guide to the property and, accordingly, if
there is any point which is of particular importance
to you, please contact the office and we will be
pleased to check the position for you, especially if
you are contemplating travelling some distance to
view the property.

3. Photographs and Measurements: Some images
may have been taken by a wide angled lens camera.
These approximate room sizes are only intended as
general guidance. You must verify the dimensions
carefully before ordering carpets or any built-in
furniture.

4. Services: Please note we have not tested the
services or any of the equipment or appliances in this
property, accordingly we strongly advise prospective
buyers to commission their own survey or service
reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH
BUT DO NOT CONSTITUTE REPRESENTATIONS OF
FACT OR FORM PART OF ANY OFFER OR CONTRACT.
THE MATTERS REFERRED TO IN THESE PARTICULARS
SHOULD BE INDEPENDENTLY VERIFIED BY
PROSPECTIVE BUYERS OR TENANTS. NEITHER
SEQUENCE (UK) LIMITED NOR ANY OF ITS
EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO
MAKE OR GIVE ANY REPRESENTATION OR
WARRANTY WHATEVER IN RELATION TO THIS
PROPERTY.



view this property online williamhbrown.co.uk/Property/HOL104684



welcome to

Peacock Lane, Holt

- Town centre location
- 3 Bedrooms & Box room
- Council Tax C
- Enclosed rear garden
- No onward chain

Tenure: Freehold EPC Rating: D

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL104684



Property Ref:
HOL104684 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 713343



Holt@williamhbrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,
HOLT, Norfolk, NR25 6HG



williamhbrown.co.uk