









welcome to

Olby Close, HOLT

A modern 2 bedroom detached bungalow in a small private development situated on the edge of Holt, with garage & garden. Features include a kitchen/dining room, en suite shower and sitting room with door onto the rear garden.













Entrance Door To; Entrance Hall Kitchen / Diner

15' 7" x 11' 11" (4.75m x 3.63m)

Kitchen with built in electric oven, gas hob with extractor over, dishwasher and fridge freezer, space for washing machine, stainless steel sink with drainer, radiator double glazed window to the side and two double glazed windows to the front of the property.

Sitting Room

16' 5" x 12' (5.00m x 3.66m)

Double glazed window to side, carpet, double glazed sliding door opening onto rear garden

Bedroom One

14' 4" \times 11' 11" ($4.37m \times 3.63m$) Radiator and double doors to the rear of the property.

En Suite

Shower cubicle, WC, wash hand basin, heated towel rail and double glazed window to the side of the property.

Bedroom Two

11' 10" x 10' 6" (3.61m x 3.20m)

Radiator, carpet and double glazed window to the front of the property.

Bathroom

Panelled bath, shower handset, WC, wash hand basin, heated towel rail and tiled floor.

Outside

Drive to Garage, shingled front garden, gated side access to the lawned rear garden with patio and shed.





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Olby Close, HOLT

- 2 Double bedrooms (one en suite)
- Council Tax D
- Exclusive private development
- Garage & parking
- Sitting room overlooking rear garden

Tenure: Freehold EPC Rating: B

£425,000







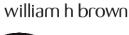


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106180



Property Ref: HOL106180 - 0011 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.





01263 713343



Holt@williamhbrown.co.uk



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



williamhbrown.co.uk

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.