

Charles Road, Holt NR25 6DA



welcome to

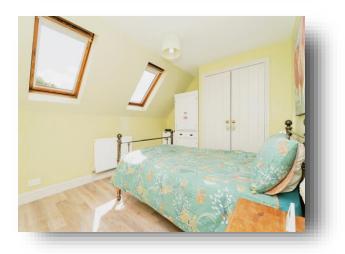
Charles Road, Holt

A mid terraced house with accommodation briefly comprising entrance lobby, sitting room, vaulted kitchen, study/bedroom 2, landing, double bedroom and bathroom. Parking for 2 cars and rear garden.













Entrance Door To; Entrance Lobby

Tiled floor, door to;

Sitting Room

16' 3" x 16' 4" including stairs (4.95m x 4.98m including stairs) Tiled floor, double glazed window to front, 2 radiators, wall light points, open plan to;

Kitchen

12' x 9' ($3.66m \times 2.74m$) Wall and base units, vaulted ceiling, rolled edge worktops, double glazed window to rear, stainless steel 1 1/2 bowl sink, recesses for washing machine and tunble dryer, built in oven, gas hob and hood, extractor.

Study/Bedroom 2

12' x $\overline{7}$ ' (3.66m x 2.13m) Vaulted celing, radiator, roof window, laminate flooring, double doors to rear.

Landing

Cupboard housing boiler, roof window, built in cupboards.

Bedroom 1

13' max x 10' 1" (3.96m max x 3.07m) Sloping ceiling, built in cupboard, built in wardrobe, 2 roof windows, radiator, woodgrain laminatel flooring.

Bathroom

Panelled bath with shower above and screen, wc, wash basin with cupboard under, radiator, roof window, sloping ceiling.

Outside

Allocated parking for 2 cars, enclosed rear garden with outside tap, patio, lawn and garden shed. There is an access path to the side with a right of way.





welcome to

Charles Road, Holt

- Super vaulted kitchen
- Sitting Room
- Study/Bedroom 2
- Alllocated parking for 2 cars
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

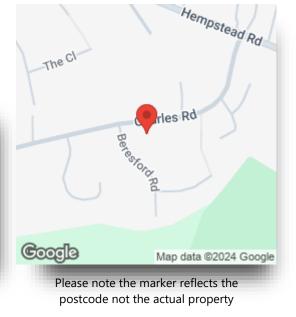
£250,000





view this property online williamhbrown.co.uk/Property/HOL106303





The Property Ombudsman

Property Ref: HOL106303 - 0007 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



俞

williamhbrown.co.uk