



**Weston Square, Holt NR25 6HU**

william  
h brown

**welcome to**

## **Weston Square, Holt**

A cosy two bedroom attached cottage with accommodation briefly comprising kitchen, shower room, sitting room & two bedrooms upstairs. Gas fired central heating, wood burner in the sitting room.



## **Entrance Hall**

Storage cupboard, radiator, entrance door, velux and window to the front.

## **Lounge**

11' 1" max x 9' 5" max ( 3.38m max x 2.87m max )

Woodburner with brick surround, exposed brick walls, radiator, ceiling spot lights and double glazed window to the side.

## **Kitchen**

13' 2" x 9' 6" max ( 4.01m x 2.90m max )

Kitchen with wall and base units, electric oven with hob, tiled splash back, composite sink, radiator, stairs to the first floor, spotlights and double glazed window to the front.

## **Shower Room**

Suite comprising of walk in shower, WC, wash hand basin, towel rail, part tiled and window to the front.

## **Landing**

### **Bedroom One**

9' 10" x 9' 5" max ( 3.00m x 2.87m max )

Exposed brick walls, radiator, ceiling spotlights and double glazed sashwindow to the side.

### **Bedroom Two**

8' 3" max x 6' 4" max ( 2.51m max x 1.93m max )

Cupboard housing boiler and double glazed window to the front. Floorboards, radiator.

## **Outside**

Small paved area to the front.

## **Agents Note**

Flying freehold.



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welcome to

## Weston Square, Holt

- Guide price £280,000-£300,000
- Parking available in Weston Square
- 2 Bedrooms
- Completely renovated
- Small paved garden area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£280,000 - £300,000**



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Property Ref:  
HOL106620 - 0021

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Please note the marker reflects the postcode not the actual property

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