



Merry Cottage, The Beeches, Holt





**Merry Cottage, 16 The Beeches, Holt
Norfolk NR25 6AU**
North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

A well appointed two bedroom bungalow situated in this much sought after small select development for the over 60's. Located just a short level walk from Holt High Street and its extensive range of shops and amenities.

GUIDE PRICE £235,000



The Property

Tucked away in a quiet corner and overlooking the well tended grounds, the property offered for sale is a very well appointed two bedroom bungalow with accommodation comprising: an entrance hall leading to a sitting/dining room, a well fitted out kitchen, two bedrooms, a shower room and a uPVC conservatory. The property also has the benefit of gas fired central heating and sealed unit double glazing. Outside, to the rear of the property is a very private and easily maintained garden. The property and its grounds are managed by The Elm Group and we understand that this includes an emergency call out facility together with full maintenance on the buildings and grounds. There is off road parking within the grounds on a first come first served basis. The property is being sold with no upward chain.

Location

The Beeches is a short flat walk of about 100 yards from Holt town centre. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London (Liverpool Street).

Directions

From the agent's office turn left onto the High Street. After going past Bakers and Larners and upon reaching the war memorial turn right into Station Road. Go past The Lawns Hotel whereupon the entrance to The Beeches will be found on your right hand side. Keep to the right hand side of the main house and no 16 will be found on the right hand side at the back of the development.

Accommodation

The accommodation comprises:

Covered entrance porch,

Front door, leading to

Porch

Radiator, coat pegs, door to

Sitting Room/Dining Room (16' x 15'7, into bay)

Two radiators. Television point. Telephone point.

Kitchen (12'7 x 6')

Range of fitted base units with work surfaces over. Inset 1 1/2 sink unit with mixer tap. Fitted electric oven. Plumbing for automatic washing machine. Space for fridge/freezer. Extractor hood. Tiled splashbacks. Range of matching wall units. Radiator. Shelved pantry cupboard.

Inner Hall

Cupboard housing a Worcester Bosch wall mounted gas fired boiler for central heating and domestic hot water.

Bedroom One (12'6 x 8'10)

Radiator. Two fitted double wardrobes. Dressing table and high level cupboard.

Bedroom Two (11'8 x 8')

Radiator. Television point. Shelved cupboard. Sliding door to-

Conservatory (7'9 x 4'10)

Constructed of uPVC. Door to rear garden.

Shower Room

Tiled shower cubicle with fitted seat, pedestal washbasin W.C. Radiator, Wall mounted bathroom cabinet and electric fan heater. Light with shaver point. Half tiled walls.

Curtilage

There is a paved path leading to the front door and a lawned front garden. To the rear of the property is a very private easily managed garden which is currently paved with raised flower and shrub beds. A gate leads to the side and round to the front of the bungalow. This garden is fully enclosed with wooden panelled fencing.

General Information

Tenure: Leasehold, the property is held on a 125 year lease which commenced in 1990. The monthly service charge is £206.34 and includes maintenance for the communal areas, external decoration of all properties within the development, buildings insurance, external window cleaning, an emergency monitoring system and upkeep of all roofs, gutters and drainpipes. The freehold is owned by The Elm Group. The ground rent is £1.00 per annum. Pets may be allowed under strict conditions, please enquire for further details.

Services: All mains services are connected.

Energy Performance Certificate: Band C.

Council Tax Band: Band C.

Local Authority: North Norfolk District Council: Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref: H313384.



Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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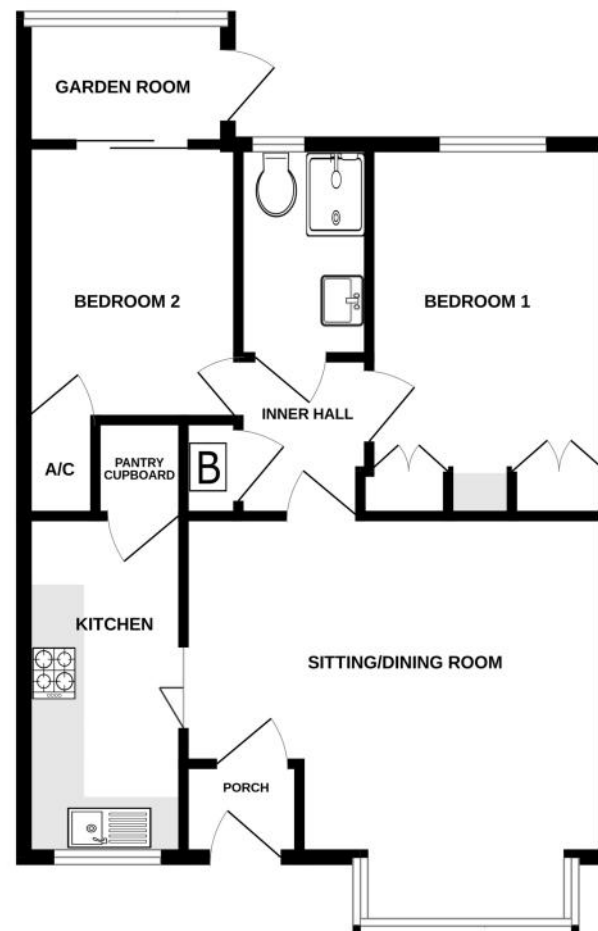
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



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TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Independent Estate Agents

Pointens

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