



5 Cley Road, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for let is a semi-detached house conveniently situated for the town centre and its extensive amenities. Recently refurbished to a high standard the property offers 2 reception rooms and two bedrooms. Outside there are good size gardens to the front, side and rear. The property also has plenty of parking.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London (Liverpool Street).

Directions

From the sole agents office turn left into New Street. After around five hundred yards you will come into Cley Road. No 5 will then be found on the left hand side identified by a Pointens to let board.



Accommodation

The accommodation comprises

Front door, leading to -

Entrance Hall

Radiator. Staircase to first floor.

Sitting Room (14'7 x 12')

Open fireplace with a wood burner, fitted cupboard, radiator. TV point, double doors to the rear garden.

Dining Room (10'10 x 10'5)

Radiator.

Kitchen/Diner (13'7 x 10')

Range of fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Fitted double oven. Space for fridge/freezer. Radiator, door to:

Rear Porch

Door to rear garden..

Utility Room

Fitted worktop, washing machine and dish washer.

Cloakroom

WC, vanity unit with basin. Heated towel rail.

First Floor

Landing

Radiator. Fitted airing cupboard.

Bedroom One (14' 8 x 9'7)

Radiator.

Bedroom Two (13' x 9'7)

Period fireplace, radiator, fitted cupboard.

Bathroom

Shower bath, pedestal wash basin, WC. Heated towel rail.

Curtilage

The property is situated on a good size corner plot. The property is approached over a shingle driveway that provides off street parking for several cars. The gardens surround the property on three sides and comprise of lawns, inset flower, shrubs beds and a patio area. All enclosed by mature hedging.

All our properties can be seen on the internet at

www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

General Information

Rent: £1300 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1500 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £300 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Availability: This property is available from December 1st 2025

Term of tenancy: 12 months only.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref:H313232L





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