



Glaven Cottage, Holt





**Glaven Cottage, 51 New Street, Holt
Norfolk NR25 6JH**
North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

A deceptively spacious two bedroom period terrace cottage tucked away in a quiet loke just a short walk from Holt town centre and its extensive amenities. Outside the property has a south facing courtyard garden and parking for one car. The property is being sold with no onward chain.

GUIDE PRICE £299,950



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The property

The property, Glaven Cottage is a delightful and deceptively spacious mid terrace period cottage, situated just off the much loved town centre of Holt. The property is very well presented, and offers accommodation which briefly comprises a front porch, a large open plan kitchen dining room with a seating area and a sitting room with an open fireplace. A first floor landing leads to two bedrooms and a family bathroom. The property also benefits from modern electric radiators and uPVC double glazed windows and doors throughout. Outside the property there is a gravel parking area for one car and a further small garden area to the front of the property.

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 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 North Norfolk coastline is about four miles distant with Salhouse, 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

Leave the sole agents office and turn left into New Street. After around 200 yards you will see a sign on the left hand side 45-55 New Street. Glaven Cottage is down this lode on the right hand side.

ACCOMMODATION

The accommodation comprises:

uPVC Front door leading to:

Enclosed Entrance Porch

Tiled floor, door to:

Kitchen/Diner (18'8 x 13'6)

Range of matching base units with working surfaces over, inset sink unit with mixer tap, plumbing for automatic washing machine, dishwasher, electric double oven, extractor hood, range of fitted wall units, two fitted cupboards, two modern electric radiators, tiled floor, patio doors leading to the front garden and parking,

Sitting Room (12'5 x 11'6)

Red brick open fireplace housing a wood burner, television point, fitted shelving, staircase to first floor with under stair cupboard

First floor landing leading to:

Bedroom One (15'4 x 9'6)

Modern electric radiator, two fitted cupboards,

Bedroom Two (11'8 x 8')

Modern electric radiator, airing cupboard with factory lagged hot water cylinder, fitted shelving

Shower Room

Walk in shower cubicle, vanity unit with basin over, WC, heated towel rail.

Curtilage

The property is tucked down a quiet lane off New Street and is only a short stroll from Holt town centre. To the front of the property is a gravelled area that provides off street parking for one car. There is also a small courtyard garden with paving outside the French doors. There are also two wooden garden sheds.

General Information

Tenure: Freehold.

Council Tax Band: D (2023/24—£2142.02)

Services: All mains services are connected.

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

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

Energy Performance Certificate: Band E.

Ref No: H313122.

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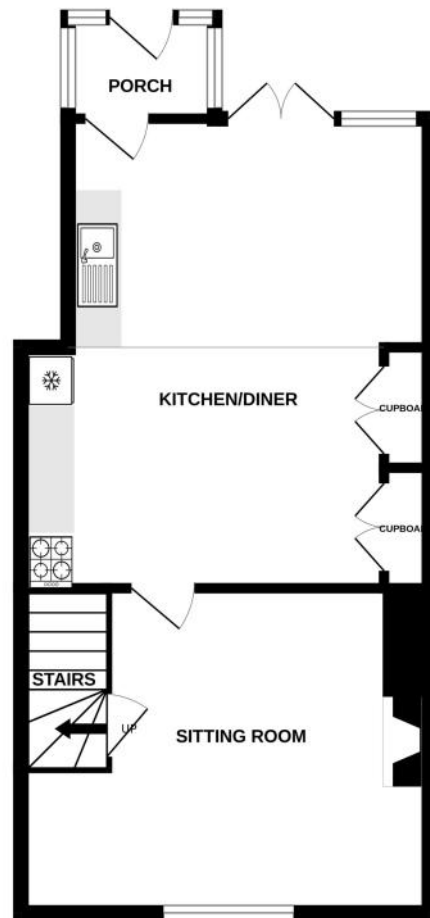
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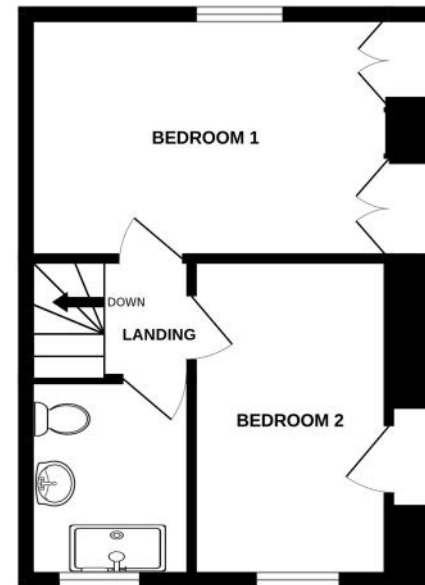
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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



NEW ST,HOLT,NR25 6JH

TOTAL FLOOR AREA : 762 sq.ft. (70.8 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

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