

Arnolds | Keys



Barn Cottage 7 Hempstead Road, Holt, Norfolk, NR25 6DL

Price Guide £175,000

- Offered with no onward chain
- Traditional flint and brick construction
- Gas central heating
- One Bedroom
- Close to town centre
- Ideal first purchase or investment
- Sealed unit glazing
- Beautifully presented

Barn Cottage 7 Hempstead Road, Holt NR25 6DL

Offered with no onward chain is this beautifully presented cottage constructed in the traditional style of Norfolk flint and brick. The property is just a short walk from the centre of this sought after Georgian market town and offers an excellent opportunity for a first purchase or investment property.

The accommodation, although compact, has a gas central heating system and sealed unit glazing. There is a modern kitchen and bathroom too.



Council Tax Band: A



SITTING ROOM

12'3" x 8'10"

Part glazed UPVC entrance door, feature fireplace with timber surround and open grate with pamment hearth, UPVC sealed unit window, fitted alcove cupboards and shelving, radiator. Cottage style door to:

KITCHEN

12'5" x 7'1"

Fitted with a range of modern base and wall mounted units with solid wood work surface and tiled splashbacks, inset stainless steel sink, inset washing machine, inset electric hob and oven, concealed gas fired boiler providing central heating and domestic hot water, drop down breakfast bar, radiator and stairs to first floor. Door to rear and UPVC double glazed window.

FIRST FLOOR

LANDING

Access to roof space, service meter cupboard, cottage style door to:

BEDROOM

A double bedroom with attractive, period style fireplace with timber surround, fitted wardrobe, alcove store cupboard and fitted shelving, UPVC sealed unit window, radiator.

BATHROOM

Fitted with a modern suite of close coupled w.c., pedestal wash basin, panelled bath with over bath shower attachment and glazed screen. Radiator, UPVC sealed unit window, tiled floor, fitted mirror.

OUTSIDE

The property does not have any garden or allocated parking. However a path leads to an outhouse which belongs to the property.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band A.



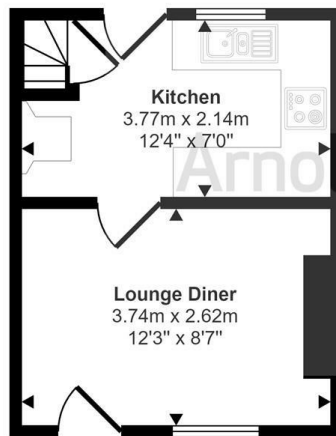
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

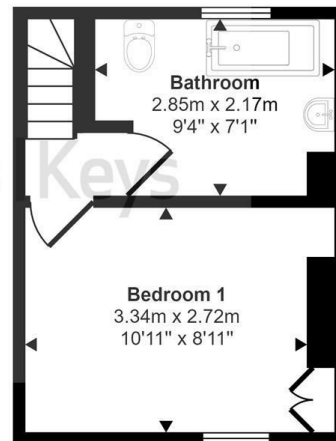
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
37 sq m / 403 sq ft



Ground Floor
Approx 19 sq m / 203 sq ft



First Floor
Approx 19 sq m / 200 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

