

Arnolds | Keys



26 Albert Street, Holt, NR25 6HY

Price Guide £395,000

- Traditional flint and brick construction
- Set in the heart of the Town
- Gas central heating
- Highly individual character
- Easy to manage gardens
- Rooms over four floors
- Three bedrooms
- Ideal for permanent or holiday use

26 Albert Street, Holt, NR25 6HY

Set in the very heart of this Georgian Market Town is this attractive flint and brick cottage offering the most deceptive accommodation with rooms arranged over four floors. The property offers a wealth of character whilst being fully modernised to include gas central heating throughout.

The location of this cottage makes it equally suitable for both permanent or holiday use and for those seeking a small part of Holt's history then this property could be the one. It may only be appreciated by a private viewing and all interested applicants are encouraged to do so.



Council Tax Band: B



SITTING ROOM

Part glazed entrance door and window to front aspect, radiator, brick and flint recess housing wood burning stove, two fitted alcove cupboards, fitted shelving, provision for TV.

DINING ROOM

Tiled floor, feature timber and tiled fire surround with fitted cupboards either side, French doors opening to enclosed courtyard, radiator, door to basement office, further doorway to:

KITCHEN

Continuation of tiled floor, door to outside, range of storage cupboards with solid wood work surfaces, inset Belfast sink, wall mounted gas fired boiler, providing central heating and domestic hot water, provision for dishwasher, electric Aga with double oven and twin hobs, glazed roof and exposed flint work. Opening to:

UTILITY AREA

With provision for washing machine and tumble dryer, Velux roof light.

BATHROOM

Period style suite of roll top bath, pedestal wash basin, close coupled w.c., Velux roof light, radiator, window to courtyard.

BEDROOM 3

Velux roof light, radiator, provision for TV.

BASEMENT OFFICE

With stairs leading from dining room. radiator, arched alcove, glazed panel to courtyard, mechanical vent.

FIRST FLOOR

LANDING

With steps to loft room and window to side.

BEDROOM 1

Window to front aspect, radiator, period fireplace, built in wardrobe cupboard. Door to:

ENSUITE W.C.

With low level w.c., wall mounted washbasin, tiled splashbacks, fitted store cupboards.

BEDROOM 2

Window to rear aspect, radiator, fitted cabin bed.

LOFT ROOM

Approached over fixed steps from first floor landing. Exposed roof timbers and roof light to rear aspect.

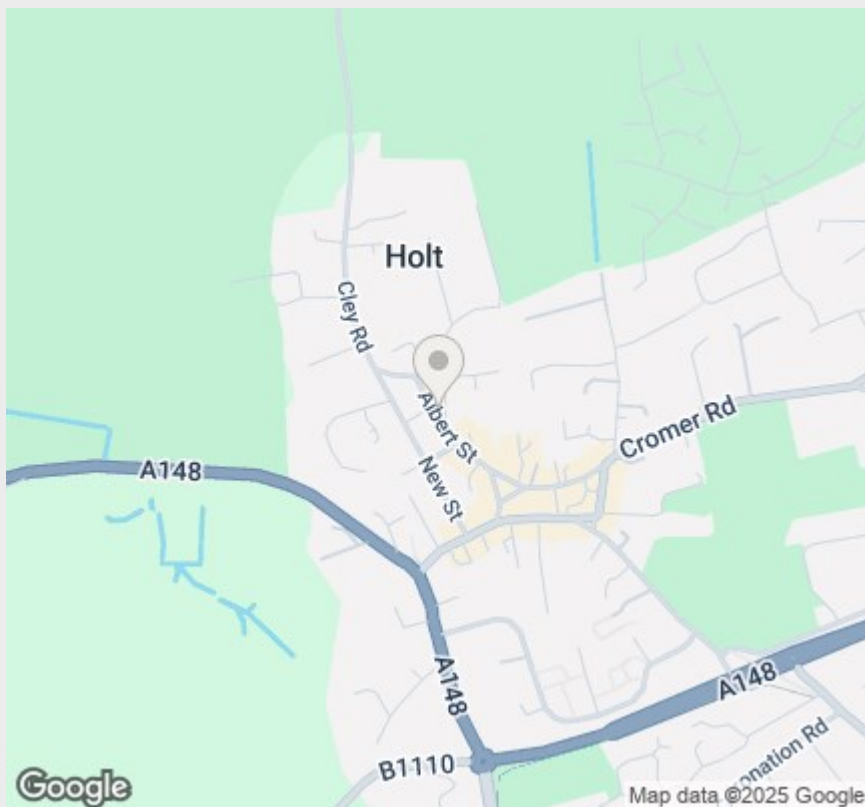
GARDENS

To the front of the cottage is a walled garden area arranged in a courtyard style with gravelled area suitable for alfresco dining. Timber GARDEN SHED. The property also has a small enclosed courtyard at the rear.

AGENTS NOTE

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





Viewings

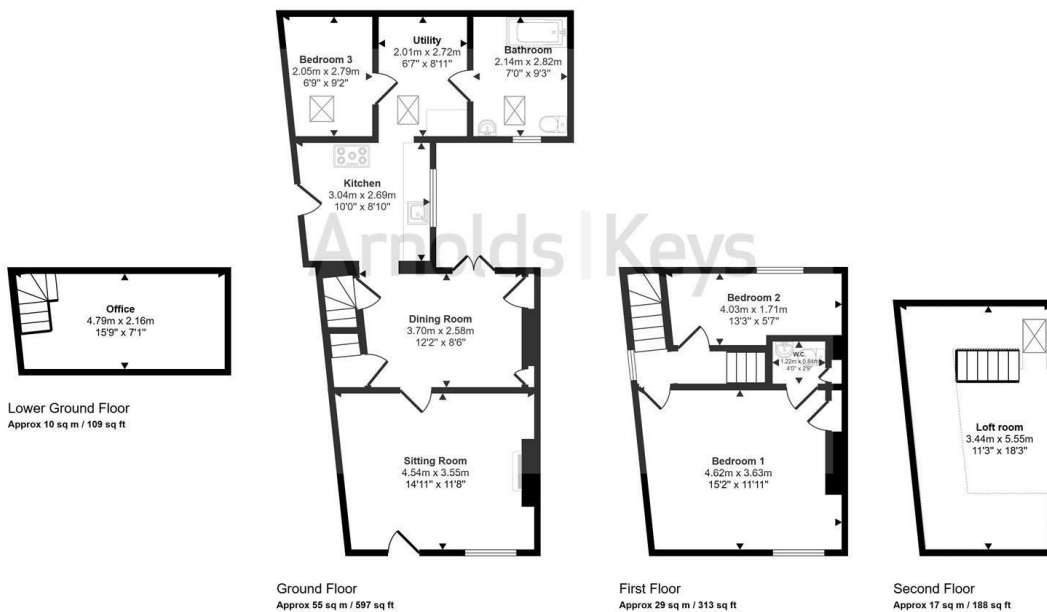
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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
112 sq m / 1206 sq ft



Denotes head height below 1.5m

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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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