



MILL STREET

Holt, Norfolk, NR25 6JB
Guide Price £375,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A three bedroom, semi detached brick and flint cottage situated in a prime location within walking distance of Holt town centre. The accommodation briefly comprises, entrance hall, living room, kitchen/dining room, cloakroom and a rear porch on the ground floor together with three bedrooms and a shower room on the first floor. A shingled driveway provides off road parking and leads to a detached single garage. There is a delightful fully enclosed garden to the rear which boasts mature shrub and flower borders. Offered with no onward chain.

ANTI MONEY LAUNDERING LEGISLATION

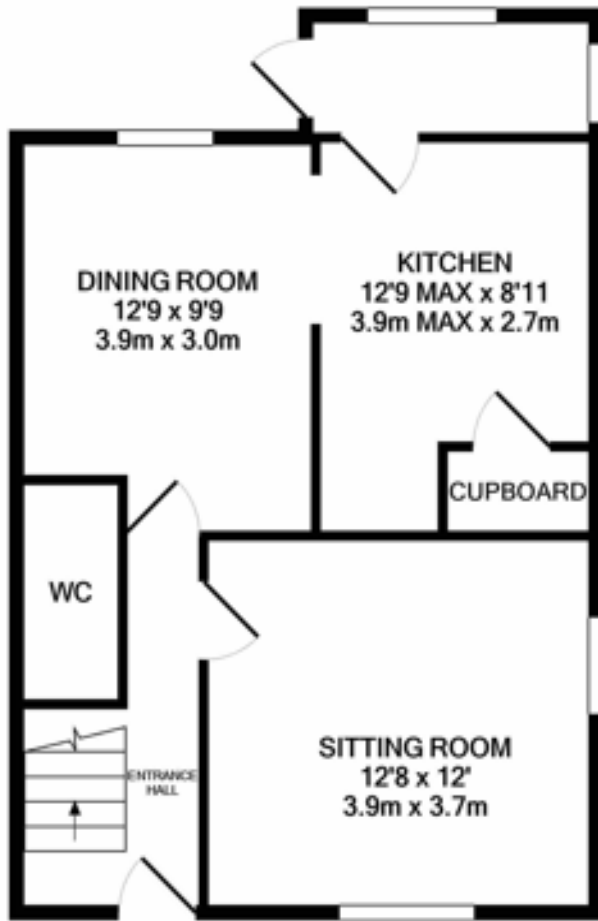
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION

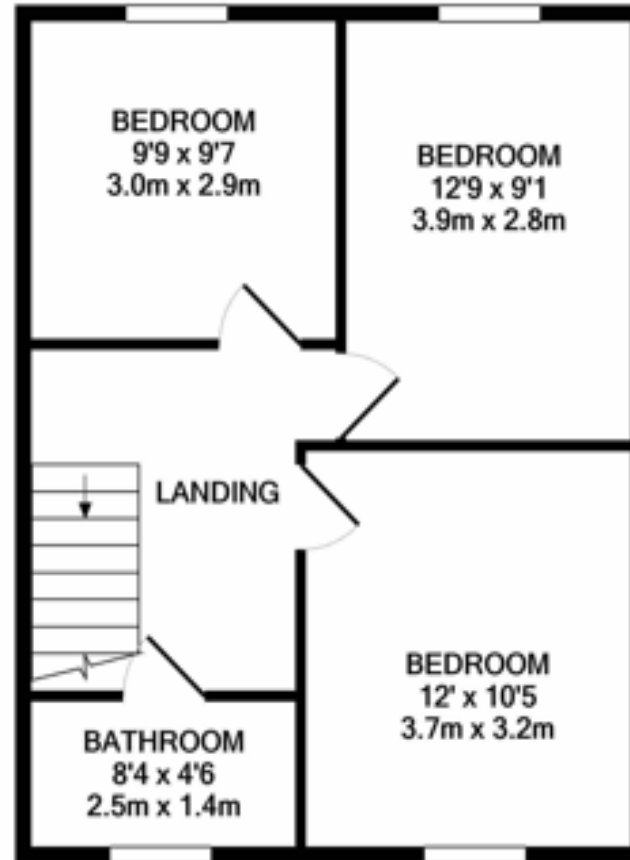
- Semi Detached Brick & Flint Cottage
- Quiet Residential Location
- Walking distance of Holt Town Centre
- Detached Garage
- Off Road Parking
- Fully enclosed rear Garden
- Gas Central Heating
- Open Plan Kitchen/Dining Room
- Living Room
- Cloakroom
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Offered with no Onward Chain







GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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