



TOWN CLOSE

Holt, Norfolk, NR25 6JN
Guide Price £450,000

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, 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 link detached bungalow situated in a popular residential location in the Georgian town of Holt, a short stroll to the town centre. The property benefits from views over trees to the front and is approached via a driveway providing off road parking leading to an attached garage. The fully enclosed rear garden boasts lawned and terraced areas with an assortment of mature shrubs, plants and a summerhouse. The accommodation briefly comprises, entrance hallway, living room, kitchen/breakfast room, conservatory, two double bedrooms, further bedroom/study, shower room and cloakroom.

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.

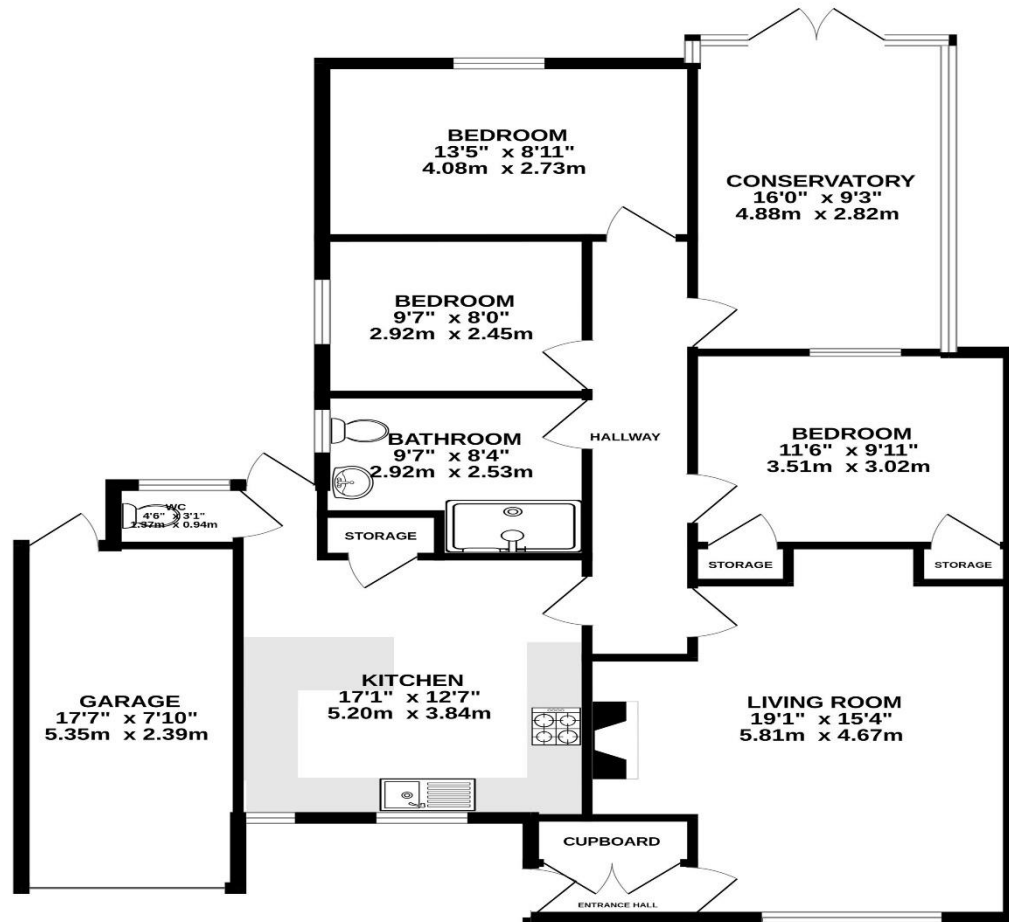
SPECIFICATION

- Link Detached Bungalow
- Popular Residential Location
- Short Stroll to Holt Town Centre
- Attached Garage & Off Road Parking
- Fully enclosed rear Garden with Summerhouse
- Living Room
- Kitchen/ Breakfast Room
- Conservatory
- Two Double Bedrooms
- Bedroom/Study
- Shower Room
- Cloakroom
- Gas Central Heating
- Double Glazing
- No Onward Chain





GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

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