



KENWYN CLOSE

Holt, Norfolk, NR25 6RS
Guide Price £365,000

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 two bedroom detached bungalow situated in a popular residential location in the Georgian town of Holt. The property is approached via a driveway providing off road parking leading to an attached garage. The fully enclosed, south facing rear garden boasts lawned and terraced areas with an assortment of shrubs and plants. The accommodation briefly comprises, entrance porch, entrance hallway, open plan living/dining room, kitchen, two double bedrooms and a family bathroom. 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.

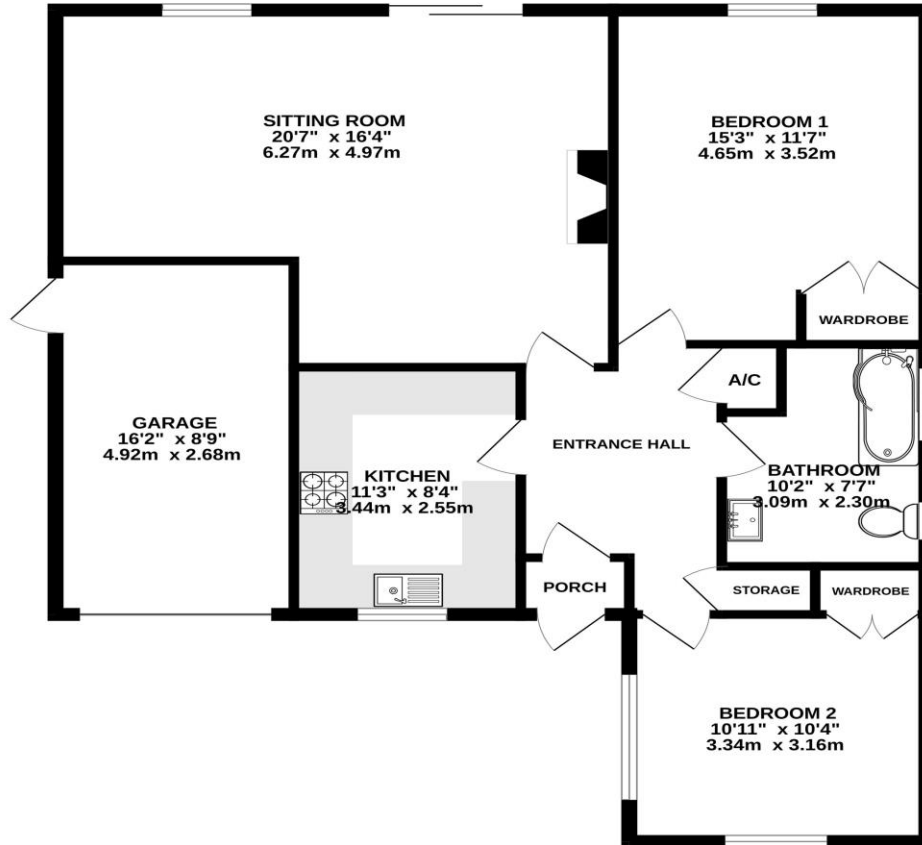
SPECIFICATION

- Detached Bungalow
- Popular Residential Location
- Walking distance of Holt Town Centre
- Attached Garage
- Off Road Parking
- Fully enclosed, south facing rear Garden
- Open Plan Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Solar Panels
- Gas Central Heating
- Double Glazing
- No Onward Chain





GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



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TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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