



PARTRIDGE WAY

Holt, Norfolk, NR25 6GG
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 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 modern, three bedroom detached bungalow situated at the end of the popular Lovells Heath Farm development in the Georgian town of Holt. The accommodation briefly comprises; entrance hallway, open plan kitchen/dining room, living room, master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property benefits from a driveway providing off road parking leading to a garage and a fully enclosed garden to the rear which is mainly laid to lawn for ease of maintenance. Offered with no onward chain. Currently a successful holiday let.

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

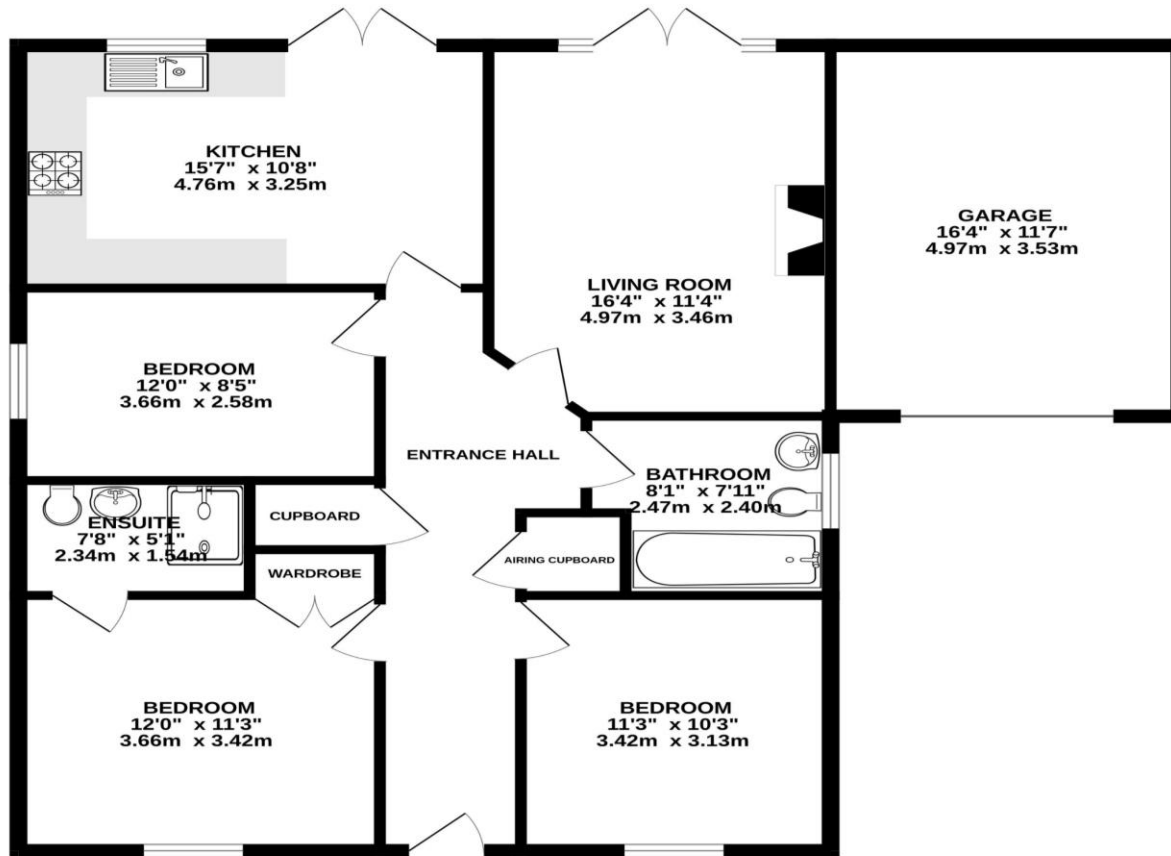
- Modern Detached Bungalow
- Quiet Residential Location
- Popular Town of Holt
- Garage & Off Road Parking
- Fully enclosed rear Garden
- Open Plan Kitchen/Dining Room with integrated appliances
- Living Room with double doors to Garden
- Master Bedroom with En Suite Shower Room
- Two further Bedrooms
- Family Bathroom
- Gas Central Heating & Double Glazing
- Still under NHBC Guarantee
- Currently a successful Holiday Let
- Perfect Second Home/Investment Property
- Offered with no Onward Chain



1a Market Place, Holt, Norfolk, NR25 6BE
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GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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