



BARRETT ROAD

Holt, Norfolk, NR25 6EQ
Guide Price £350,000

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 on in a popular residential location in the Georgian town of Holt. The property is approached via a driveway providing off road parking leading to a garage. The fully enclosed rear garden boasts lawned and gravelled areas with an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, living room, kitchen, two double bedrooms and a shower room.

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

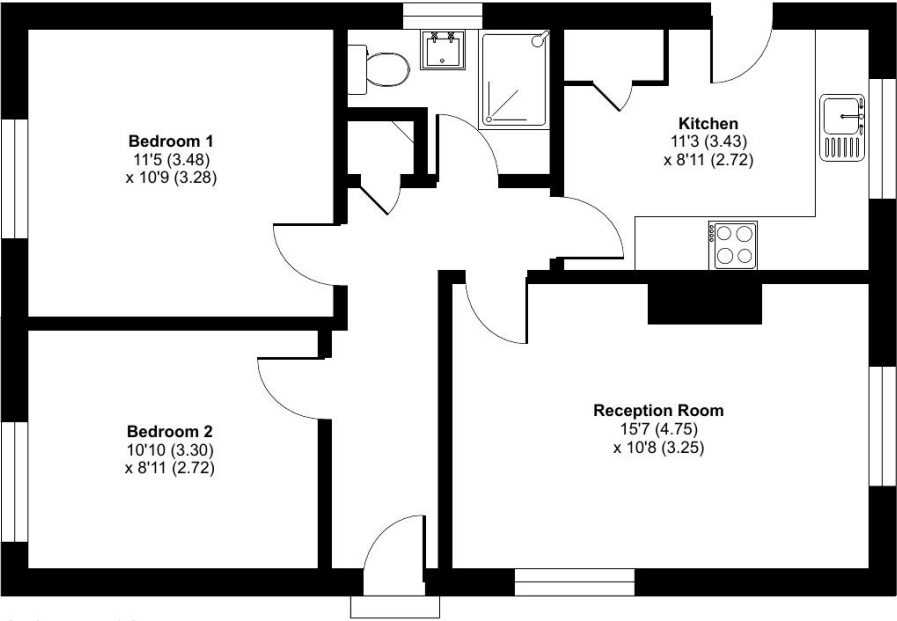
- Detached Bungalow
- Popular Residential Location
- Within Walking Distance of Holt Town Centre
- Garage & Off Road Parking
- Fully enclosed Rear Garden
- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Immaculately presented throughout
- Perfect Main Residence or Investment Opportunity



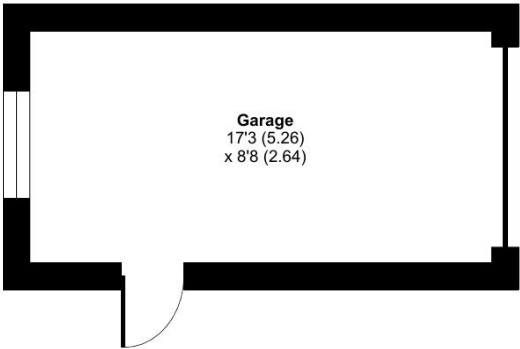


Barrett Road, Holt, NR25

Approximate Area = 633 sq ft / 58.8 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 782 sq ft / 72.6 sq m
For identification only - Not to scale



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Brown & Co. REF: 1302782

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