



LODGE CLOSE

Holt, Norfolk, NR25 6SN
Guide Price £250,000

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 which leads to an attached garage. The rear garden is fully enclosed and boasts lawned and terraced areas including an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, open plan living/dining room, kitchen, rear porch, two double bedrooms and a bathroom.

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
- Walking distance of Holt Town Centre
- Attached Garage
- Off Road Parking
- Fully enclosed Rear Garden
- Open Plan Living/Dining Room
- Kitchen
- Rear Porch
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- No Onward Chain
- Would Benefit from Modernisation (Reflected in the Price)







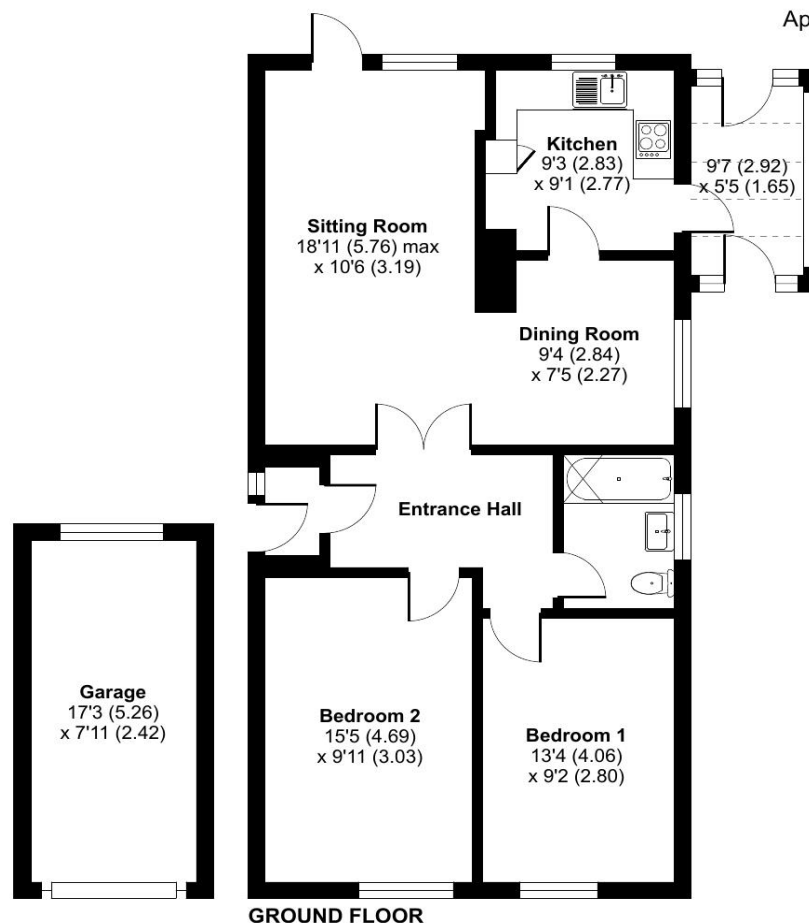
Lodge Close, Holt, NR25

Approximate Area = 864 sq ft / 80.2 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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). © nchecom 2025. Produced for Brown & Co. REF: 1336623

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