



EDINBURGH ROAD

Holt, Norfolk, NR25 6SL
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 a garage. The rear, south facing garden is fully enclosed and boasts lawned and paved areas including an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, open plan living/dining room, kitchen, side porch, two double bedrooms and a bathroom with separate 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

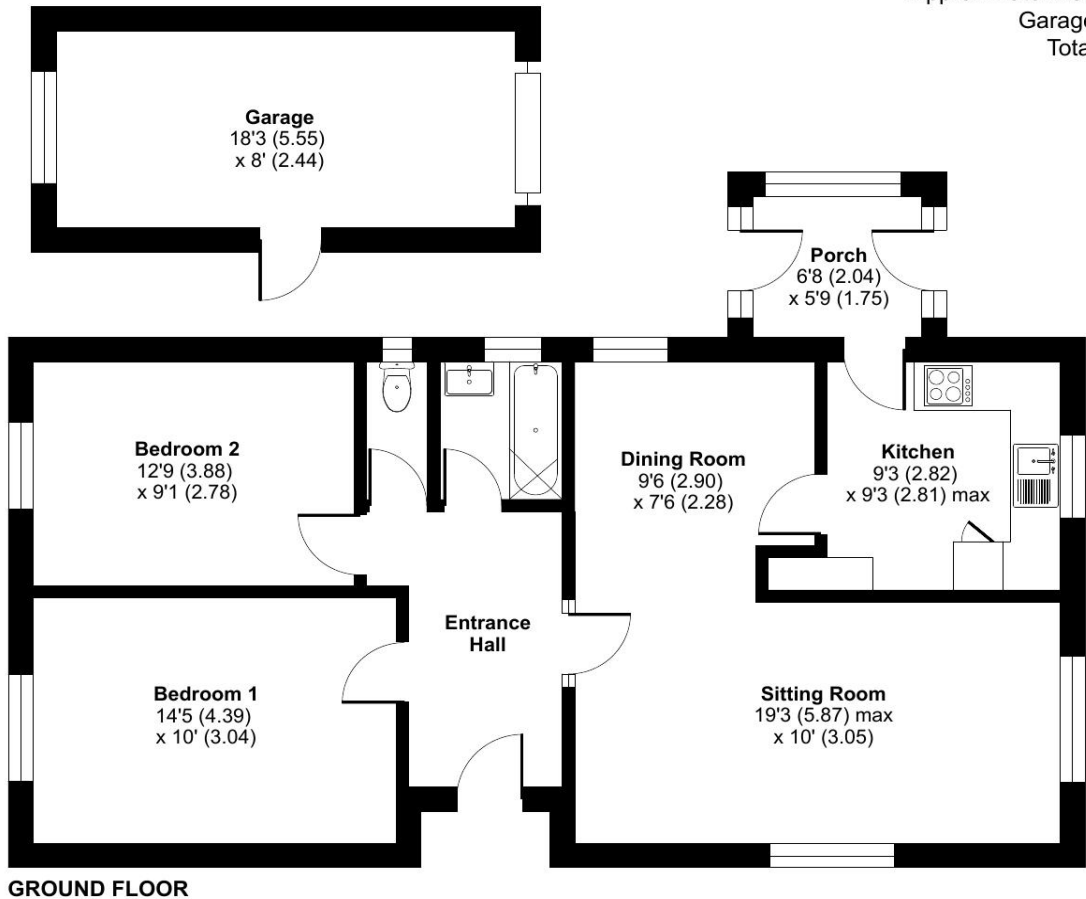
- Detached Bungalow
- Walking distance of Holt Town Centre
- Garage
- Off Road Parking
- Fully enclosed Rear Garden
- Open Plan Living/Dining Room
- Kitchen
- Side Porch
- Two Double Bedrooms
- Bathroom with separate Cloakroom
- Gas Central Heating
- Double Glazing
- No Onward Chain





Edinburgh Road, Holt, NR25

Approximate Area = 827 sq ft / 76.8 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 973 sq ft / 90.3 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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). © nchecom 2025. Produced for Brown & Co. REF: 1387771

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