



Holt Road, Horsford, NR10 3EH

£325,000

- NO ONWARD CHAIN
- 3 DOUBLE BEDROOMS
- FITTED KITCHEN
- ANNEXE/STUDIO
- GAS C/H & DOUBLE GLAZED WINDOWS
- DETACHED BUNGALOW
- 23'7" SITTING/DINING ROOM
- BATHROOM & SEPARATE WC
- ENCLOSED GARDEN & AMPLE PARKING
- SET WELL BACK OFF THE ROAD

# Holt Road, Horsford, NR10 3EH

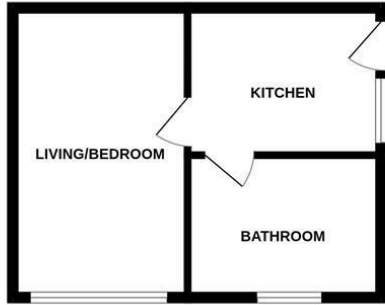
NO ONWARD CHAIN...ANNEXE/STUDIO...

This detached bungalow which is set well back off the road, down a private driveway, was built in the 1980's by the current owner, so has never been marketed before. The bungalow does need some updating, but comes with gas central heating, timber double glazed windows, ample parking and an enclosed rear garden. The main bungalow has accommodation consisting of an entrance hall, 23'7" sitting/dining room, fitted kitchen, three double bedrooms, a bathroom with bath and shower, and a separate WC. Detached from the property there is an annexe/studio which boasts a kitchen, bathroom and open plan living room/bedroom. This has previously been let, but would also suit an elderly relative or independent teenager.

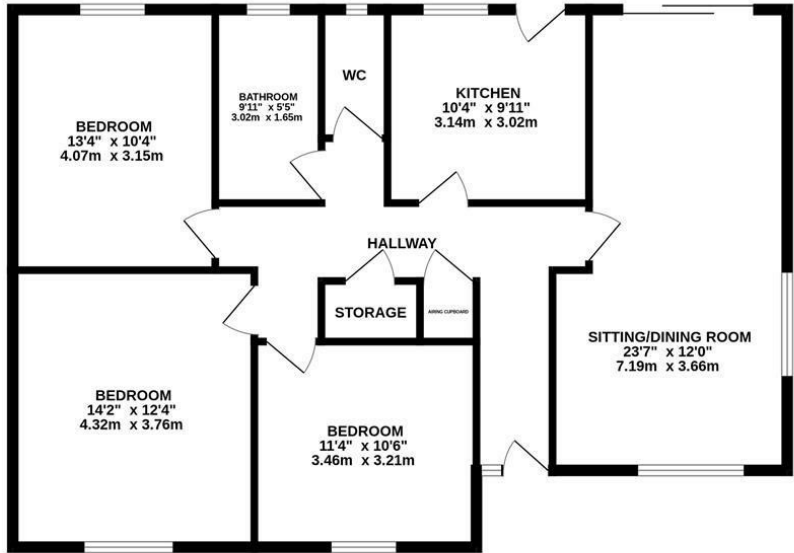
(More photos will follow, as soon as the property has been cleared)

Council Tax Band -





## GROUND FLOOR



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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



