



PRICE GUIDE

£295,000

Elsden Close, Holt, NR25 6JW

Arnolds | Keys



THE PROPERTY

1 Elsdon Close, Holt, NR25 6JW

Offered with no onward chain is this detached bungalow located on the corner of a small cul-de-sac in an established residential setting and within walking distance of the Town Centre. The accommodation has the benefit of gas fired central heating and sealed unit glazing in UPVC frames. The property stands in easy to manage gardens with a detached garage at the rear. The property would benefit from some updating but this is reflected in the Guide Price.

Holt is very popular Georgian Market Town renowned for its independent shops, boutiques and restaurants and the famous North Norfolk Steam Railway travelling to the coast at Weybourne and Sheringham.



Offered with no onward chain, and located with walking distance of the Town, this is an ideal property for those seeking low maintenance single-storey living.



THE DETAILS

Property Details

ENTRANCE HALL

With part glazed entrance door and glazed side panel, radiator, access to loft space, built in cupboard housing pre-lagged cylinder with immersion heater.

LOUNGE/DINING ROOM

A light room with two aspects, front and rear, two radiators, provision for TV, feature timber and marble fire surround housing living flame gas fire, serving hatch to kitchen.

KITCHEN

Fitted with a comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks. Stainless steel sink unit with cupboards beneath, radiator, provision for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water. Part glazed door and window to rear.

BEDROOM 1

Window to front aspect, radiator.

BEDROOM 2

Window to rear aspect, radiator.

BEDROOM 3

Window to front aspect, radiator.

SEPRATE W.C.

Close coupled suite, radiator, window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash basin, radiator, part tiled walls, window to side aspect.

OUTSIDE

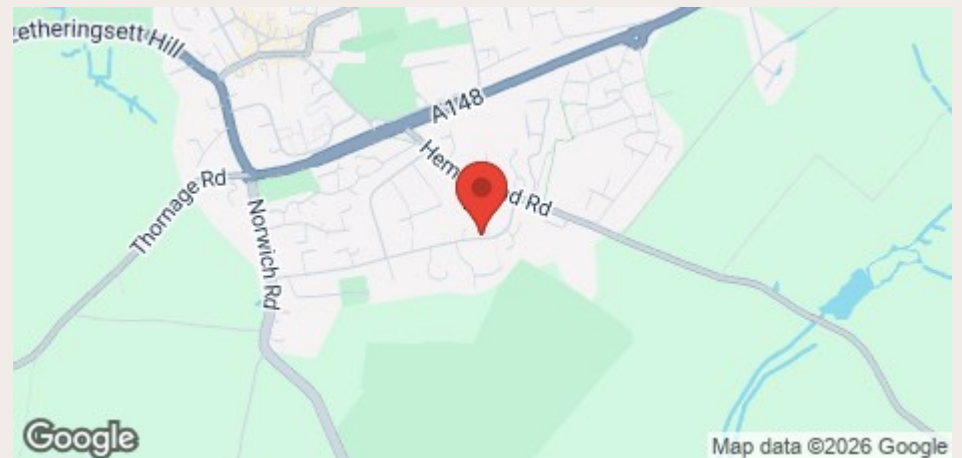
Detached, brick-built GARAGE: Up and over entrance door, electric light and power.

GARDENS

The property enjoys a corner plot with a lawned garden to the front with low picket-style fencing and pathway to the front door. A gated side access leads to the fully enclosed lawned garden with paved patio at the rear. A concrete driveway leads to the garage and provides an off-road parking space.

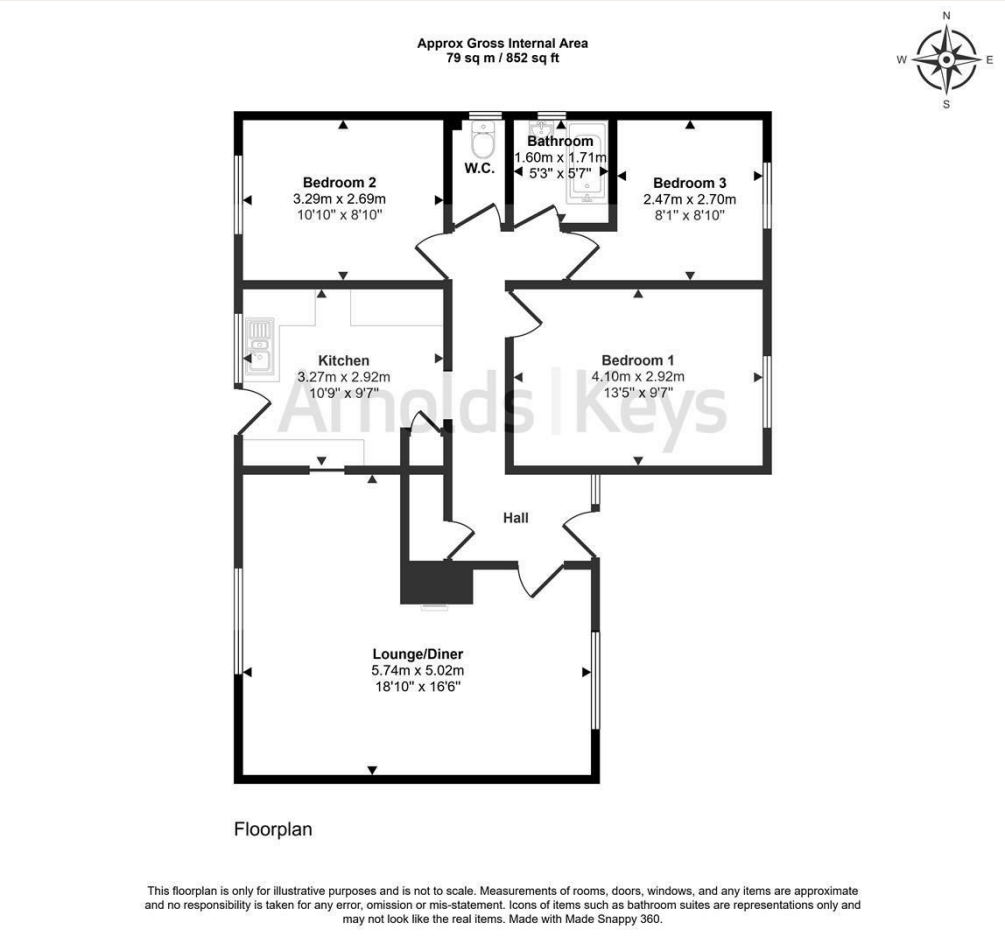
AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.



Location

Holt is a charming Georgian market town in north Norfolk, England, known for its elegant architecture, independent shops, galleries and cafés. Surrounded by beautiful countryside, it lies close to the North Norfolk coast and is a popular base for exploring the area. The town is particularly noted for the North Norfolk Railway, a heritage steam railway linking Holt with the coastal village of Sheringham. Holt also provides easy access to nearby attractions such as Holkham Hall and the Norfolk Coast Area of Outstanding Natural Beauty.



Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskeys.com
www.arnoldskeys.com
01263 822373

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	71
EU Directive 2002/91/EC		
England & Wales		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250