



**Tawny Owl Way, Holt NR25 6GN**

**welcome to**

## **Tawny Owl Way, Holt**

A modern terraced house with accommodation briefly comprising entrance lobby, sitting room, kitchen, cloakroom, landing, two double bedrooms and bathroom. Benefits include gas fired central heating and double glazed windows.



### **Entrance Door To; Entrance Lobby**

Vinyl flooring, radiator, staircase.

### **Sitting Room**

17' 10" x 10' 4" max ( 5.44m x 3.15m max )  
Double glazed window to front, radiator, carpet,  
television point, understairs cupboard.

### **Kitchen**

13' 9" x 11' 3" max ( 4.19m x 3.43m max )  
Double glazed window to rear, concealed wall  
mounted boiler, door to rear garden, stainless steel 1  
1/2 bowl sink, wall and base units, rolled edge  
worktops, recess for washing machine, space for  
upright fridge/freezer, built in oven, gas hob and  
hood.

### **Cloakroom**

Wc, wash basin, radiator, vinyl flooring.

### **Landing**

Built in cupboard, radiator, loft hatch.

### **Bedroom 1**

11' 9" max x 11' 3" ( 3.58m max x 3.43m )  
2 double glazed windows to rear, radiator, carpet,  
built in wardrobes along 1 wall.

### **Bedroom 2**

10' 7" x 10' 4" + recess ( 3.23m x 3.15m + recess )  
2 double glazed windows to front, radiator, carpet,  
television point, telephone point.

### **Bathroom**

Panelled bath with shower above and screen, wc,  
wash basin, vinyl flooring, radiator, shaver point.

### **Outside**

Allocated parking to the front, enclosed rear garden  
with paved path, shingled area, small timber store  
and gated rear access.

### **Agents Note**

The property is offered to sale on a SHARED

OWNERSHIP basis at 50% with the full market value  
being £255,000.

Rent is payable on the remaining share at £386.29:

£334.49 Rent

Service charge / 3rd £1.32

Party Management £12.95

£0 Sinking fund

£36.68 Buildings insurance

£0.85 Admin fee

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welcome to

## Tawny Owl Way, Holt

- Under NHBC warranty
- 2 Double Bedrooms
- Enclosed rear garden
- Allocated parking for 2 cars
- Gas fired central heating

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 171.24

Ground Rent: 334.49

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jan 2022.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £124,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106214 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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