

6 Old Post Road  
Briston



Independent Estate Agents

**Pointens**

# 6 Old Post Road, Briston, Norfolk NR24 2NB

**£895 Per Calendar Month**

## THE PROPERTY

The property offered for rent is a semi detached modern house constructed by renowned local builders, Norfolk Homes Limited. The property offers well appointed accommodation comprising an entrance hall, a good size sitting room, a well fitted out kitchen and a garden room. In addition, there is a cloakroom. The first floor landing leads to two good size bedrooms and a shower room. The property also has the benefit of UPVC sealed unit windows and doors and modern energy efficient electric heaters. Outside, there is a shingled front garden and a pathway leads down the side of the property to the good size rear garden which is presently laid with paving slabs for ease of maintenance. This is all enclosed by high wooden fencing. A pedestrian access leads to the rear where there is a parking space for one vehicle.

## LOCATION

Briston is a thriving village that has an extensive range of amenities including village shops, a bakery, butchers, garage and a primary school. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The county city of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations, via Schipol.

## DIRECTIONS

Leave Holt on the Norwich Road. After going past the police station turn right sign posted Hunworth Quarry. Proceed through Hunworth and at the crossroads in Briston go straight over. Go past Graves the butchers on your right and continue straight on into Old Post Road where number 6 will be found also on your right hand side.

## Accommodation

UPVC front door, leading to -

### Entrance Hall

Staircase to first floor, telephone point.

### Sitting Room (15'9 into bay x 11')

Understair storage cupboard, television point, energy efficient electric heater, wide archway to -

### Kitchen/Diner (14'1 x 8'9)

Good range of fitted base units with working surfaces over, inset single drainer sink with mixer tap, plumbing for automatic washing machine, fitted electric oven, electric surface hob, extractor hood, tiled splashbacks, range of matching wall units, energy efficient electric heater. Wooden laminate flooring. Sliding doors to -

### Garden Room (11'4 x 9')

Tiled floor, sliding doors to rear garden.

### First floor landing

Access to loft, airing cupboard with large factory lagged tank and fitted shelving.

### Master Bedroom (11' x 9'9)

Energy efficient electric heater, fitted wardrobe.

### Bedroom Two (11'6 x 8')

Energy efficient electric heater.

### Shower Room

Fitted shower cubicle with Triton shower, wc, pedestal washbasin, electric shaver point.

### Curtilage

To the front of the property is a shingled garden. A pathway leads down the side of the property to the rear garden which is laid with paving slabs for ease of maintenance and has flower and shrub bed borders. This is all enclosed by high wooden panelled fencing. A pedestrian gate leads from the rear garden to an allocated parking space.

### General Information

**Rent:** £895 per calendar month payable in advance.

**Council Tax Band:** Band B.

**Type of let:** Unfurnished assured shorthold tenancy

**Damage Deposit:** £1030 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** A holding deposit of £257 will be payable on making an application.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. Those in receipt of housing benefit will not be considered. Pets will be considered.

**Availability:** This property is available from June 2026.

**Term of tenancy:** Initially 6 or 12 months.

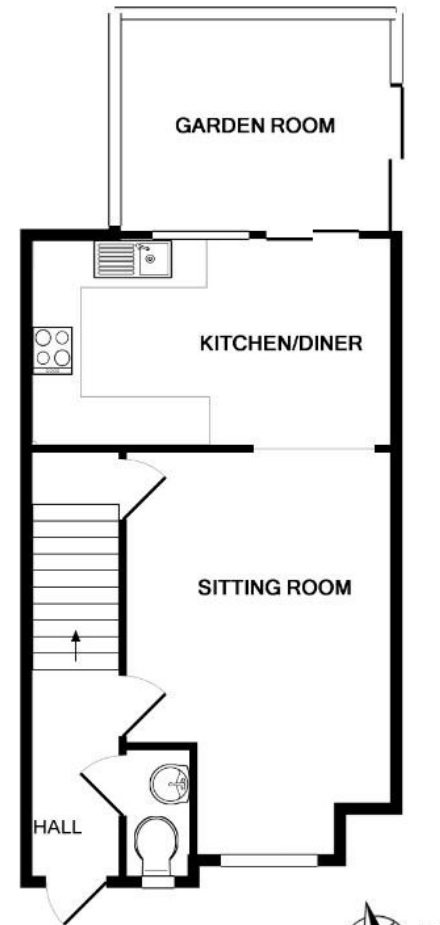
**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H30563L

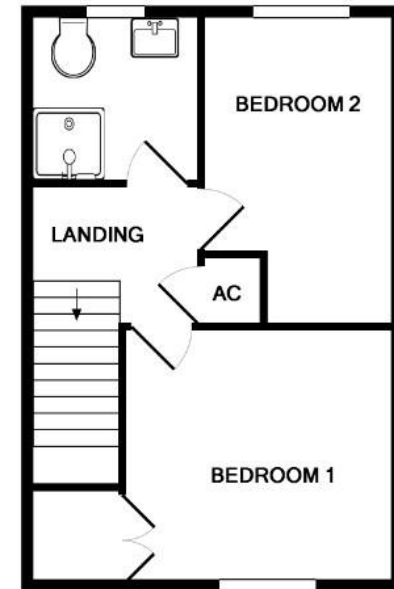
### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.6 SQ.M.)

OLD POST ROAD, BRISTON NR24 2NB  
TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metrap v.020-3



1ST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.8 SQ.M.)

**Energy Performance Certificate**

6 Old Post Road, Briston, MELTON CONSTABLE, NR24 2NB  
 Dwelling type: Semi-detached house  
 Date of assessment: 22 July 2013  
 Date of certificate: 22 July 2013  
 Reference number: 0014-2813-7235-0021-0001  
 Type of assessment: RUSAP, existing dwelling  
 Total floor area: 80 m<sup>2</sup>

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by taking improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,857
Over 3 years you could save:	£ 504

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 123 over 3 years	
Heating	£ 1,214 over 3 years	£ 1,023 over 3 years	You could save £ 504 over 3 years
Hot Water	£ 364 over 3 years	£ 207 over 3 years	
<b>Total</b>	<b>£ 1,857</b>	<b>£ 1,353</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by micro-generation.

**Energy Efficiency Rating**

Energy efficiency - best possible score	Current (Potential)	This graph shows the current energy efficiency of your home.
95 (100)	43 (57)	The higher the rating the lower your fuel bills are likely to be.
90 (95)		The potential rating shows the effect of undertaking the recommendations on page 3.
85 (90)		The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
80 (85)		
75 (80)		
70 (75)		
65 (70)		
60 (65)		
55 (60)		
50 (55)		
45 (50)		
40 (45)		
35 (40)		
30 (35)		
25 (30)		
20 (25)		
15 (20)		
10 (15)		
5 (10)		
0 (5)		

Net energy efficient - higher heating cost

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£80 - £1,200	£ 207	
2 Low energy lighting for all fixed outlets	£75	£ 72	
3 Fan-assisted storage heaters	£500 - £1,200	£ 117	

See page 3 for a full list of recommendations for this property.

© The data from which the recommended measures and other advice you can take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0300 123 1234 (standard national landline). The Green Deal may allow you to have your home warmer and cheaper than in the past.



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