



26 Swann Grove, Holt, Norfolk

rightmove 

Independent Estate Agents

Pointens









**26 Swann Grove, Holt**

**Norfolk NR25 6DP**

Sheringham 5 miles, North Norfolk Coast 3 miles

Norwich 20 miles

2 bedroom semi detached house within easy walking distance of Holt town centre and its extensive amenities. Recently re-furbished to a high standard this property would make an ideal first time buy or a buy to let. The property has no onward chain.

**GUIDE PRICE £225,000**



## The Property

The property offered for sale is 2 bedroom semi-detached house recently re-furbished to a high standard. Situated within walking distance of Holt town centre, this home represents an ideal opportunity for any first time buyer or buy-to-let investor. The accommodation comprises; entrance hall, Sitting Room and a kitchen/diner. On the first floor a landing leads to two good size bedrooms and family bathroom. The property also enjoys Upvc windows and doors and modern gas fired central heating. Outside there is off street parking for several vehicles and a private enclosed rear garden. The property has no onward chain.

## Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street and an international airport.

## Directions

From Holt Street proceed into Station Road. At the bypass turn left and immediately right into Hempstead Road. Swann Grove will then be the first turning on the left. No 26 will be found near the head of the cul-de-sac on the right hand side.

## Accommodation

The accommodation comprises: -

Front door, leading to -

### Entrance Porch

Coat pegs, door to:

### Sitting Room (18' x 12'7)

Stairs to first floor with cupboard under, radiator, television point.

### Kitchen/diner (12'6 x 9'7)

Fitted with a good range of base units with wooden work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric double oven, gas surface hob and extractor hood. Tiled splashbacks, range of matching wall units. plumbing for automatic washing machine, radiator, door to rear garden.

## First Floor

### Landing

Cupboard housing gas fired boiler for central heating and domestic hot water.

### Bedroom One ( 12'7 x 9'10)

Radiator.

### Bedroom Two 9'10 x 9'5 widening to 12'8)

Radiator.

### Bathroom

Panelled bath with mixer tap and shower, shower screen, wc. Pedestal washbasin, heated towel rail.

### Curtilage

To the side of the property is concrete driveway providing off street parking for 2/3 cars, there is also an electric car charging point. To the rear is a garden with patio slabs, raised shrub beds, a pergola. Wooden garden shed, pedestrian gate, all fully enclosed by wooden panelled fencing.

### General information

**Tenure:** Freehold.

**Services:** All main services are connected.

**Council Tax Band:** Tax band B.

**Energy Performance Certificate:** Band D.

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

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

**Ref:** H313455.



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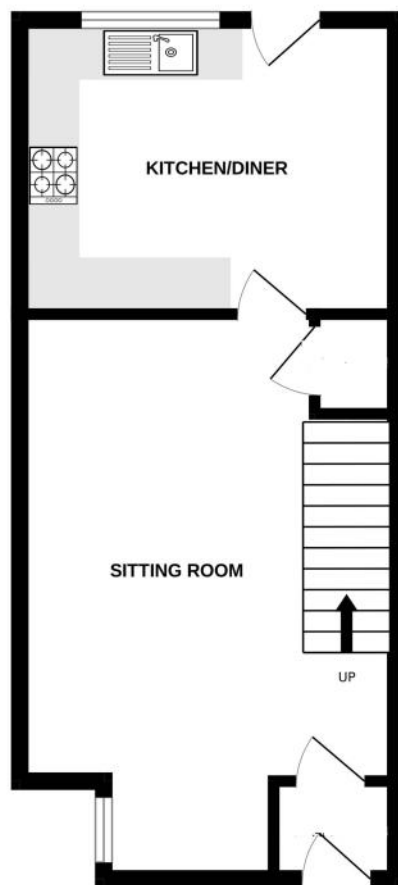
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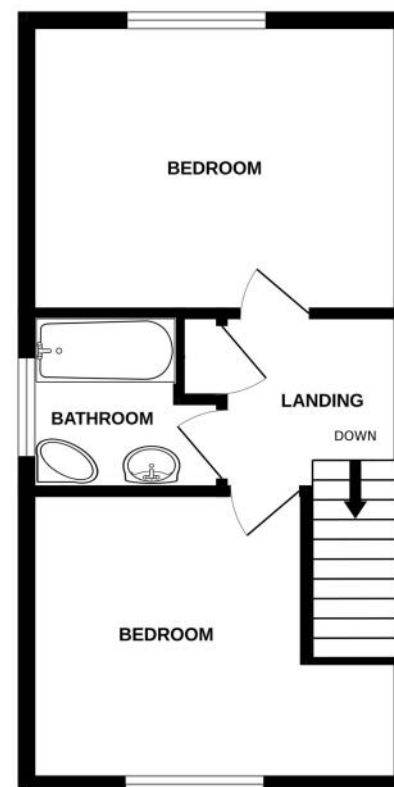




GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



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TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

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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