



**Beresford Road, Holt NR25 6EW**

**welcome to**

**Beresford Road, Holt**

With accommodation briefly comprising entrance hall, sitting room, kitchen, conservatory, 2 bedrooms and 1 bathroom with gardens, drive and garage deserves a viewing!



## **Entrance Door To; Entrance Hall**

Radiator, loft hatch, built in cupboard with boiler.

## **Sitting Room**

16' 4" x 11' 9" max ( 4.98m x 3.58m max )

Double glazed window to front, radiator.

## **Kitchen**

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to front, stainless steel 1 1/2 bowl sink, stable style door to side, radiator, vinyl flooring, recess for washing machine, recess for fridge, built in oven, hob and hood, recess for slimline dishwasher.

## **Conservatory**

10' 11" x 10' 5" ( 3.33m x 3.17m )

Double doors to rear garden, radiator, vinyl flooring.

## **Bedroom 1**

13' 9" into wardrobe x 8' 8" ( 4.19m into wardrobe x 2.64m )

Double glazed window to rear, radiator, built in mirror fronted wardrobe.

## **Bedroom 2**

10' 9" x 8' 3" ( 3.28m x 2.51m )

Radiator, double glazed sliding door to conservatory.

## **Bathroom**

Panelled bath with shower above, wash basin, wc, radiator, double glazed window to side.

## **Outside**

Lawned front garden with shrubs, drive to GARAGE with double timber doors, light, power and personal door to rear. Paved area to the side, lawned rear garden with GREENHOUSE and SHED.



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## **Beresford Road, Holt**

- Conservatory
- Front & rear gardens
- Driveway & garage
- Gas central heating
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £310,000



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Property Ref:  
HOL106837 - 0002

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**Not for mar**

