



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

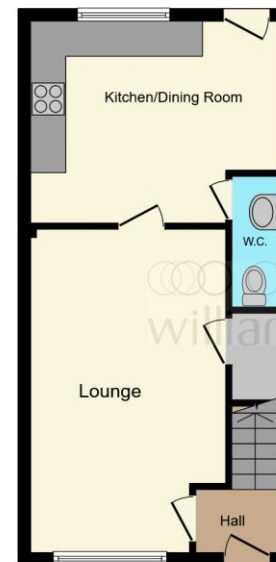
Party Management £12.95

£0 Sinking fund

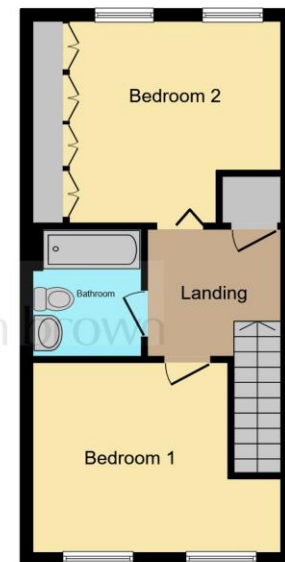
£36.68 Buildings insurance

£0.85 Admin fee

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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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.

£127,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106214 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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