



STATION ROAD

Holt, Norfolk, NR25 6BS
Guide Price £225,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A Grade II Listed two bedroom terraced cottage situated in the heart of the Georgian town of Holt. The accommodation briefly comprises, living room, kitchen, two bedrooms, bathroom and an attic room. The property benefits from an outbuilding which has been converted into a utility room. This property has been run as a successful long term let and is offered with no onward chain.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION

- Terraced Cottage
- In the Heart of Holt Town Centre
- Grade II Listed
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Attic Room
- Outbuilding/Utility Room
- Gas Central Heating
- Run as a Successful Long Term Rental
- No Onward Chain
- Would Benefit from Modernisation







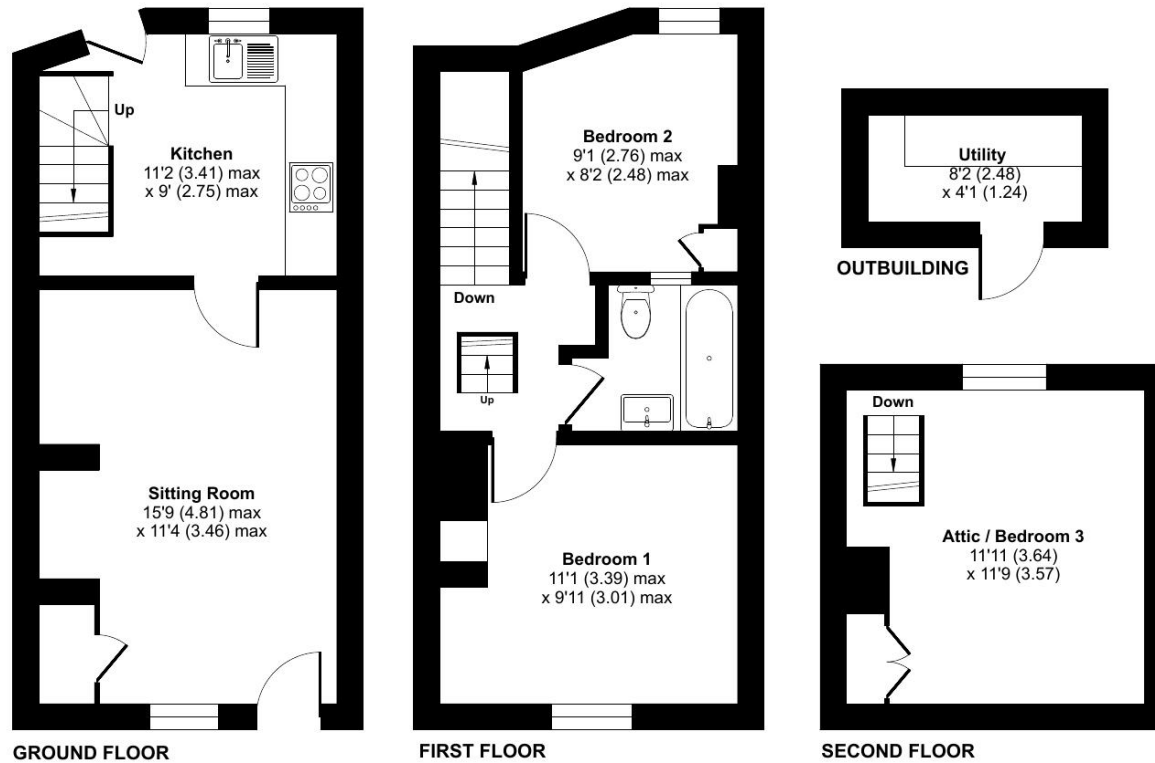
Station Road, Holt, NR25

Approximate Area = 701 sq ft / 65.1 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 734 sq ft / 68.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Brown & Co. REF: 1374586

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