Kinmount 25b Meadow Close,Holt NR25 6JP

william h brown

welcome to

Kinmount 25b Meadow Close, Holt

A well presented two bedroom bungalow offering spacious living accommodation, a rear conservatory and a private garden. Conveniently located close to Holt town centre, the property further benefits from a garage and driveway providing off road parking. An excellent opportunity for a range of buyers!

Entrance Hall
A generously sized entrance hall providing access to the main rooms of the property, with fitted carpeting and a radiator.

Lounge
A spacious lounge with ample room for seating and a dining area. Features include a shallow bay window to the front, two side windows, four fitted wall lights, a TV point, carpeting and a radiator.

Bedroom One
A generously sized bedroom, with a built in wardrobe, window to the front and side of the room. radiator, carpet.

Bedroom Two
A versatile second bedroom, ideal for guests or use as a home office. Benefits include a built in wardrobe, carpeting, a radiator, a rear window overlooking the conservatory and a side window overlooking the parking area.

Bathroom
Fitted with a bath and shower attachment, wash basin and WC. Additional features include tiled flooring, a radiator, shaver socket and rear facing window

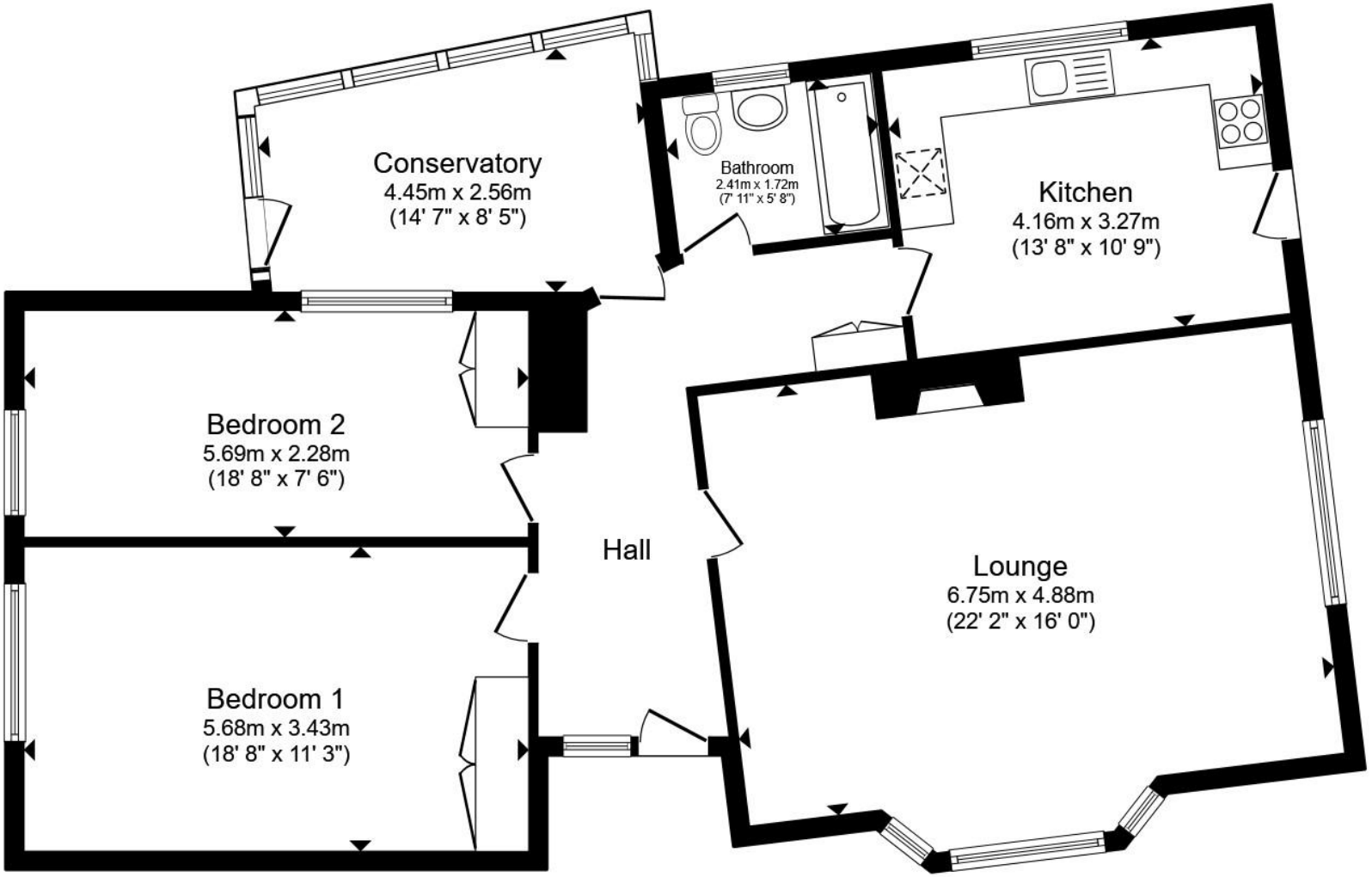
Kitchen
Fitted with wooden units and tiled work surfaces, the kitchen features a built in oven, gas hob and a rear window above the sink. Further benefits include vinyl flooring, a radiator and a side door providing access to the garden and front pathway.

Conservatory
Overlooking the rear garden, the conservatory is accessible from both the entrance hall and garden. Features include wooden flooring, a plastic roof and a side door opening onto the garden.

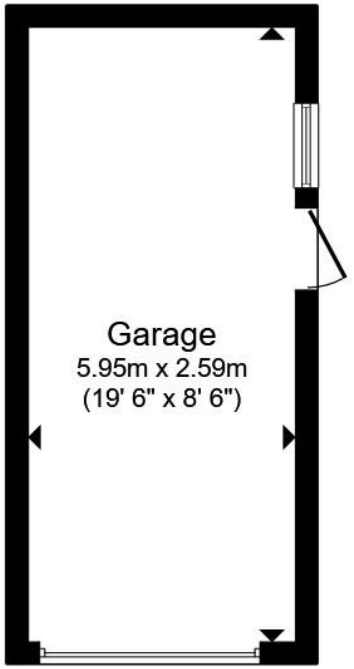
Rear Garden
An easy maintain garden featuring established shrubs and a patio area, with access to both sides of the property.

Garage & Parking Area
The property benefits from a parking area to the side, along with a garage providing additional storage or vehicle space.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Floor Plan



Garage

Total floor area 129.4 m² (1,392 sq.ft.) approx

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.propertybox.io

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Kinmount 25b Meadow Close, Holt

- Guide Price £300,000-£325,000
- Garage & Parking
- Close to Holt Town Centre
- Two Bedrooms
- Generously Sized Living Area

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£300,000 - £325,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106652

The Property Ombudsman

Property Ref:
HOL106652 - 0006

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.

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