



# WOODLANDS CLOSE

Holt, Norfolk, NR25 6DU

Offers In Excess Of £550,000

**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 and close to this property, 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-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DIRECTIONS

Leave our Holt office and head eastwards out of the town along the old Cromer Road towards Gresham's School. Before reaching there turn right into Woodlands Close and proceed to the end of the cul de sac where the property will be found on the right hand side.

## DESCRIPTION

A three bedroom detached character house situated within the highly desirable town of Holt. The accommodation briefly comprises; entrance hall, living/dining room, kitchen and study/rear lobby on the ground floor together with three good sized bedrooms, box room and bathroom with a separate W.C. on the first floor. To the outside of the property there are front and rear gardens together with off road parking and a single garage. The property would benefit from modernisation and renovation.

## SPECIFICATION

- Detached character house within walking distance of Holt town centre.
- Large Corner Plot.
- Development potential (STP.)
- Kitchen & Separate Dining Room.
- Three Double Bedrooms.
- Detached Single Garage.
- Off Road Parking.
- Fully enclosed, private gardens.
- Would benefit from modernisation.

## 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.

## AGENTS NOTE

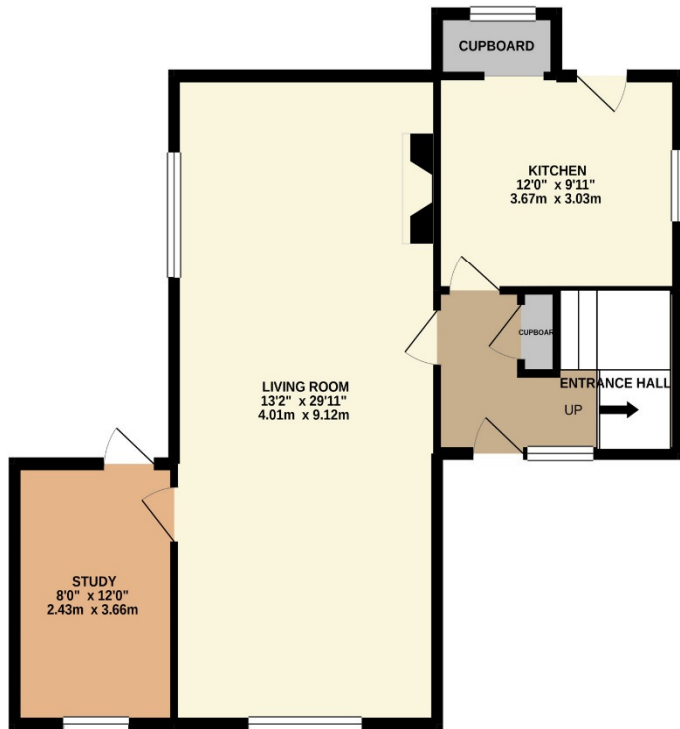
This property will be sold subject to an overage of 50% of the uplift in value if planning consent is achieved for an additional dwelling on the site.



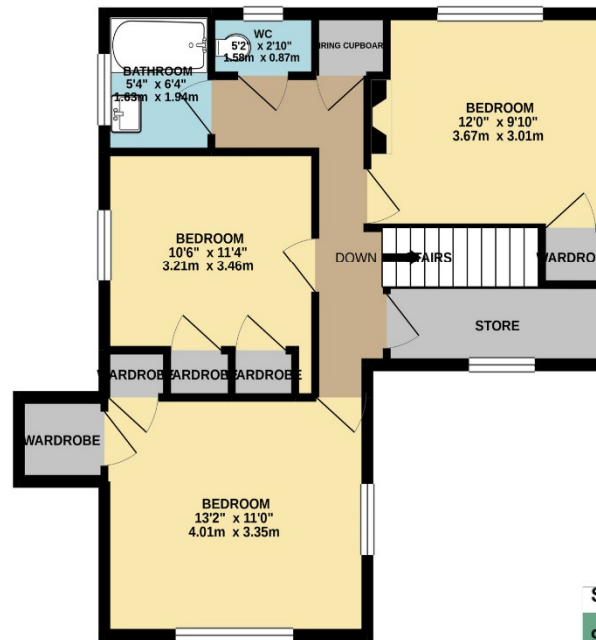




GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

### IMPORTANT NOTICES

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