



6 Old School Road, Holt, Norfolk NR25 6

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Independent Estate Agents

Pointens

The Property

The property offered for let is a well appointed semi-detached three bedroom home situated in a popular residential area of Holt. The accommodation offered comprises an entrance hall, a cloakroom, a sitting room with an electric wood burner, dining room and a well fitted out kitchen/diner. On the first floor a landing leads to three bedrooms and a bathroom. The property also has the benefit of gas fired central heating and sealed unit double glazing. There are private front and rear gardens and an allocated off street parking space.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

From Holt High Street proceed into Norwich Road. At the roundabout proceed straight over. Upon passing the police station and fire station turn left into Edinburgh Road and the property will be found after around 25 yards on your left hand side. There is a Pointens to let board on Norwich Road.

Accommodation

Front door, leading to -

Entrance Hall

Wooden flooring, radiator, staircase to first floor with cupboard under.

Cloakroom

Wooden flooring, wc, pedestal washbasin, radiator.

Sitting Room (17'5 x 10'4)

Fireplace with an electric wood burner, two radiators, television point.

Dining Room (11;5 x 8'9)

Double doors to rear garden, radiator.

Kitchen (17'5 x 10'4))

Excellent range of fitted base units with work surfaces over, inset one and half bowl sink unit with mixer tap, electric cooker, electric ceramic hob, extractor hood. Fitted freezer and fridge, tiled splashbacks, range of matching wall units, door to rear garden.

First Floor Landing

Airing cupboard with pressurised water tank and fitted shelving.

Bedroom One (10' 8 x 9'8))

Fitted double wardrobe, radiator.

Bedroom Two (12'2 x 8'9)

Radiator, fitted wardrobe.

Bedroom Three (10' x 7'9))

Radiator.

Bathroom

Panelled bath with mixer tap and shower attachment, shower screen, wc, pedestal washbasin, electric shaver point, radiator.

Curtilage

To the front of the property there is an allocated parking space for one vehicle. There are enclosed gardens area to the front and back of the property.

IMPORTANT NOTICE

.Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

General Information

Rent: £975 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £1125 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £220 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Availability: This property is available from 1st July 2023

Term of tenancy: 12 months. Pets considered.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H31162L.

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