

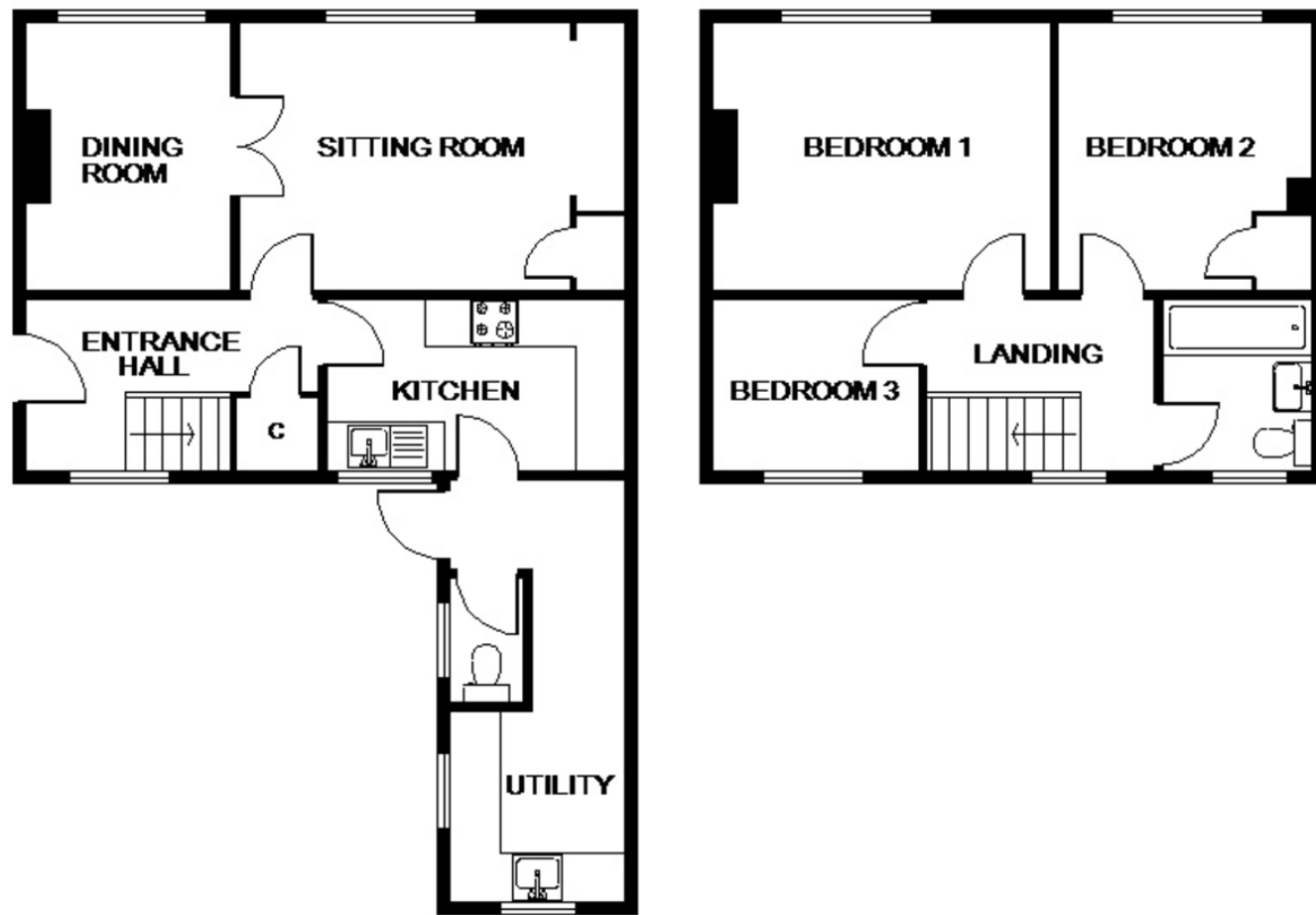
We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

From the town centre proceed towards the Sheringham end of the town and turn right into Station Road. At the end turn left onto the A148 towards Sheringham and then turn right into the Hempstead Road. Take the second turning right into Coronation Road. Take the second turning left into Kings Road and go straight to the end and the house will be found on the left hand side.

Floor Plan



Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

watsons

58 Station Road, Sheringham, Norfolk,

NR26 8RG

01263 823201

sheringham@watsons-property.co.uk

watsons-property.co.uk

We are open

Monday – Thursday 9am to 5.30pm

Friday 9am to 5pm

Saturday 9am to 4pm

watsons

DRAFT DETAILS AWAITING VENDOR APPROVAL



home for sale

**16 Kings Road,
Holt, NR25 6DB**

Guide Price

£275,000

Freehold

A semi detached ex-local authority house in large garden plot approaching a quarter acre with potential building plot (subject to planning).

Viewing strictly by
prior arrangement
with the agents

01263 823201

- Potential Building Plot (Subject to Planning) • Town centre location • Entrance Hall
- Two Reception Rooms • Kitchen • Utility Room • Cloakroom/wc
- Large Garden to rear • Garage • Ample Car Parking • (Ref: TB11569)

property professionals since 1890 • watsons-property.co.uk

Regulated by RICS



Location

The house is located on the south side of Holt towards the Holt Country Park with its many acres of excellent walks into the Holt Lowes.

The town centre is within a short walk and offers some of the best shopping facilities to be found in North Norfolk including an excellent choice of delicatessens, gift shops, antique centres, art galleries, first class department store and large Budgens supermarket. The nearest coastline can be found at Weybourne approximately 5 miles away giving access to some of the most desirable coastal areas including Salthouse, Cley Next The Sea, Blakeney and Morston. The nearest train station is 6 miles away in Sheringham and the Cathedral City of Norwich is just over 20 miles away where there is a fast rail link to London Liverpool Street.

Description

The accommodation comprises a well proportioned sitting room with double doors through the dining room. The fitted kitchen leads into very useful utility room offering good space and storage and a downstairs cloakroom. There are three bedrooms and a modern bathroom on the first floor. Unusually for properties in this area, the garden is very generous and ideal for a family due to its extensive lawned area. The garage to the side is split into two parts and ideal for use as an outside play room, workshop, hobbies room or home office. The house benefits from having double glazing and gas fired central heating. The property is ideal for anyone who desires to have a generous garden plot with a garage/workshop and plenty of space for a caravan, boat or large vehicle. It would appear that there may be potential for a building plot to the side and would offer someone the chance to obtain comments from the local authority planning department as to whether a consent could be achieved.

The property is of non-standard "Airey" style construction, using reinforced concrete columns with shiplap concrete panels. Therefore it will be open to cash buyers, but those requiring a mortgage may find it difficult to source.

The accommodation comprises;

Side door to

Entrance Hall

Double glazed window to rear, staircase, with cupboard under, radiator, telephone point.

Sitting Room

13' 6" x 11' (4.11m x 3.35m) Picture rail, double glazed window to front, radiator, cupboard housing gas boiler, recess with storage under, double doors to:-

Dining Room

10' 10" x 9' 3" (3.3m x 2.82m) Double glazed window to front, radiator, shelving, picture rail.

Kitchen

12' x 6' 10" (3.66m x 2.08m) Wall and base units, roll edged worktops, tiled floor, stainless steel sink, double glazed window to rear, recess for fridge, recess for dishwasher, slot for cooker, circulatory hood.

Utility Room

17' 10" 7" (5.44m x 0.18m) Roll edged worktops, base units, space for washing machine and dryer, door to rear, double glazed window to rear, and to side, wood flooring.

Cloakroom

WC, obscured double glazed window to side

Landing

Double glazed window to rear

Bed room 1

13' 9" x 10' 10" (4.19m x 3.3m) Double glazed window to front, radiator, picture rail

Bed room 2

12' x 11' (3.66m x 3.35m) Picture rail, double glazed window to front, radiator, airing cupboard housing water tank and gas boiler.

Bed room 3

6' 5" x 6' 10" (1.96m x 2.08m) Double glazed window to rear, radiator,

Bathroom

Bath, with shower above, WC, pedestal basin, obscured double glazed window to rear, radiator.

Outside

There are generous gardens to three sides approaching a quarter acre (0.20 acres) with garden to front edged by mature neatly tended hedges, ample car parking leading up to the Garage/Workshop and large lawned garden to rear complete with a greenhouse and garden shed. We believe that there is a potential building plot to the side subject to planning.

Garage

13' 7" x 9' 4" (4.14m x 2.84m)

Adjoining Workshop/Home Office/Playroom

19' 9" x 14' 4" (6.02m x 4.37m)

Services

All mains services are connected.

EPC Rating

The Energy Rating for this property is E. A full Energy Performance Certificate available on request.

Local Authority/Council Tax

North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN
Tel: 01263 513811
Tax Band: A

Important Agent Note

The property is subject to a section 157 Housing restriction and can therefore only be sold to purchasers who have lived or worked in Norfolk in the last 3 years.

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.