



3 Glaven Hale Close, Holt

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Independent Estate Agents

Pointens

The Property

Situated in an enviable location, convenient for both Gresham's Schools and the High Street, Glaven Hale Close is a small select development constructed by local builders. No 3 is quietly situated in one corner of the development. Newly decorated and with new carpets, this detached bungalow offers accommodation comprising an entrance hall, a sitting room, a well equipped kitchen, two bedrooms and a shower room. The property also benefits from UPVC sealed unit double glazed windows and doors throughout together with gas fired central heating. Outside, a brick weave driveway leads to a garage. Directly behind the property is a private enclosed garden.

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. 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 North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

Directions

Leave Holt High Street via the Cromer Road. Upon reaching Gresham's Preparatory School turn right into Grove Lane, continue straight on into Pearsons Road, then take the next turning left into Pearsons Close. Glaven Hale Close is the first turning left, and No 3 will be found on the right hand side.

Accommodation

The accommodation briefly comprises:

Front door to -

Entrance Hall

Radiator, alarm panel, coat pegs, access to loft. Airing cupboard with fitted shelving.

Sitting Room

Two radiators, four uplighters, satellite and television points, telephone point. Patio doors leading to the rear garden.

Kitchen

Range of fitted base units with working surfaces over, inset single drainer sink unit with mixer tap. Fitted fridge/freezer. Bosch electric oven. Ceramic surface hob and Bosch extractor hood. Plumbing for automatic washing machine, tiled splashbacks. Range of matching wall units. Radiator. Wall mounted Valiant gas fired combination boiler for central heating and domestic hot water. Tiled floor.

Bedroom One

Radiator. Television and telephone point.

Bedroom Two

Radiator, television and telephone point.

Shower Room

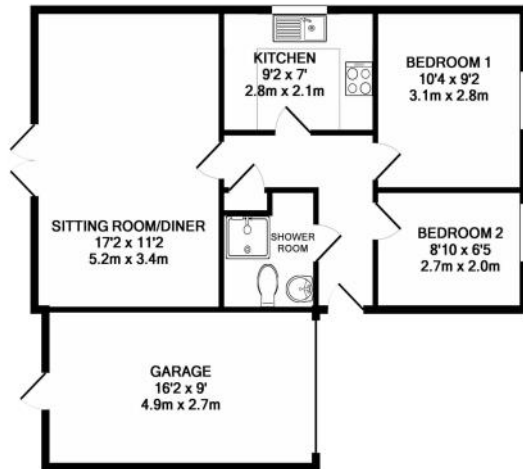
White suite comprising tiled shower cubicle with fitted shower, pedestal washbasin, wc, heated towel rail. Electric shaver point.

Curtilage

To the front of the property is a tarmac driveway providing off street parking and leading to a brick and tile **garage** with an up and over door, a personal door leading to the rear garden, electric power and light. To the rear of the property is a decent size private garden which is mostly laid to lawn with a patio area and raised flower bed, all being enclosed by wooden panelled fencing.

3 Glaven Hale Close, Holt, NR25 6FA

TOTAL APPROX. FLOOR AREA 645 SQ.FT (59.9 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. Made with iMortgage © 2017



General Information

Rent: £975 per calendar month payable in advance.

Damages Deposit: £1125.00, refunded at the end of the tenancy if no claim is justified.

Council Tax Band: C

EPC Band: C

Services: All mains services are connected. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council,
tel 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Holding Deposit: There will be a £225 holding deposit which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Availability: The property is available from 1st March 2024

Type and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

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

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

Telephone 01263 711880.

Ref: H30724L

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

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