



BLACKTHORN AVENUE

Holt, Norfolk, NR25 6TY
Guide Price £325,000

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 the Agents Holt office following the Cromer Road out of the town. Turn left on to Kelling Road sign posted Weybourne. Proceed for a short distance and turn left into Woodfield Road. Take a right turn onto Blackthorn Avenue and the property can be found after a short distance on the right hand side.

DESCRIPTION

A two bedroom detached bungalow situated in a highly sought after residential location in the market town of Holt. The accommodation briefly comprises; entrance hallway, living room, kitchen, two double bedrooms and a shower room. The property benefits from a single garage and a driveway providing ample off road parking. To the rear is a fully enclosed garden. Offered with no onward chain.

SPECIFICATION

- Detached Bungalow within walking distance of Holt town centre
- Quiet cul-de-sac location
- UPVC Double Glazing
- Gas Central Heating
- Living Room
- Kitchen with built in appliances
- Two Double Bedrooms
- Shower Room
- Single Garage
- Ample Off Road Parking
- Fully Enclosed Rear Garden
- No Onward Chain

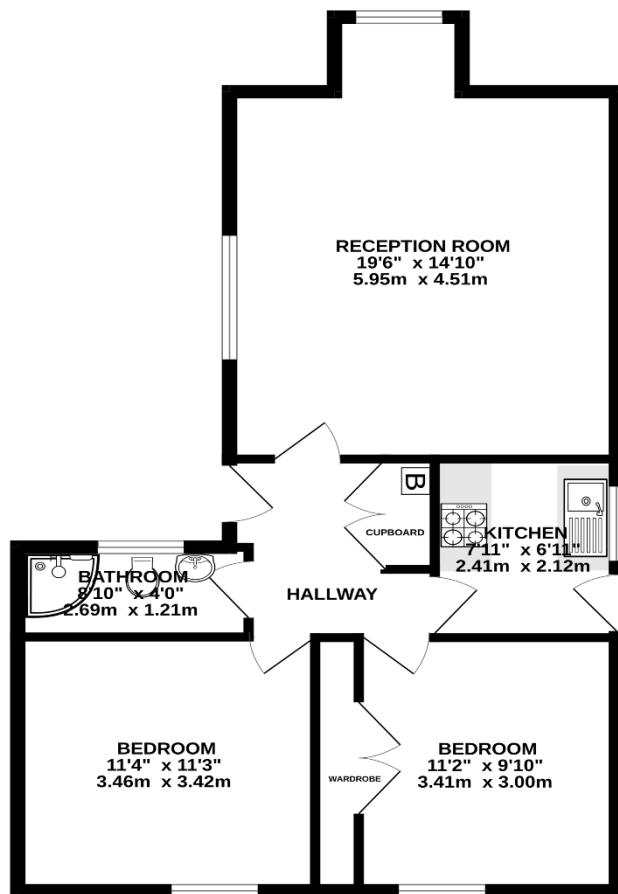
ANTI MONEY LAUNDERING LEGISLATION

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.





GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



18 BLACKTHORN AVENUE

TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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