



13 Neil Avenue, Holt

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**13 Neil Avenue,  
Holt, Norfolk NR25 6TG**

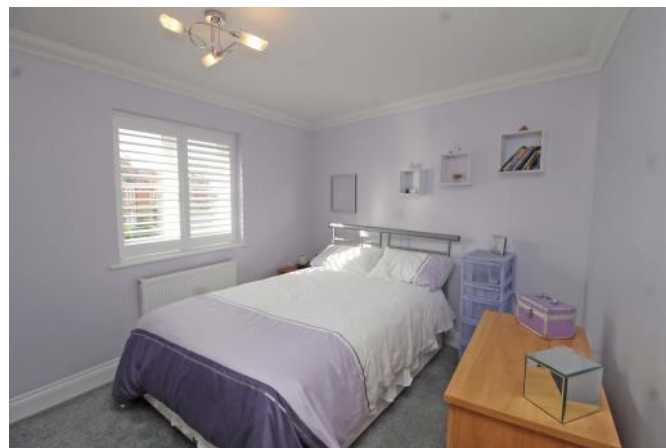
Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

A superbly appointed 3 bedroom terrace house situated in a much favoured residential area of the town. The property is conveniently located for Gresham's Schools, Holt High Street, Holt Country Park with its extensive woodland walks, and the stunning North Norfolk Coast.

**NO ONWARD CHAIN**

**GUIDE PRICE £275,000**



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## The Property

The property offered for sale is a mid terrace Georgian style house constructed by renowned Norfolk builders, Hopkins Homes. The property is in excellent order throughout and has accommodation comprising an entrance hall, a sitting room, a well equipped kitchen and a cloakroom. A first floor landing leads to three bedrooms and a shower room. The property has the benefit of UPVC windows and doors, gas fired central heating and coved ceilings. Outside, there are front and rear gardens, off street parking and a brick and tile garage. There is no onward chain.

## The 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 of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. 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 and an international airport.

## Directions

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. The property will be found after a short distance on your left hand side.

## Accommodation

The accommodation comprises:

UPVC front door, leading to -

### Entrance Hall

Staircase to first floor. Radiator. Telephone point.

### Sitting Room (11'3 x 16'3, narrowing to 13'3)

Double doors leading to the rear garden. Radiator. Television point. Understair cupboard.

### Kitchen (12'10 x 9')

Range of fitted base units with work surfaces over, inset one and half bowl sink unit with mixer tap. Plumbing for automatic washing machine and tumble drier. Fitted electric oven, gas surface hob. Extractor hood. Space for fridge/freezer. Radiator. Wall unit. Slatted blind.

### Cloakroom

W.C., Vanity unit with basin over. Radiator.

### First Floor

#### Landing

Loft access with fold down aluminium ladder. Airing cupboard with hot water cylinder and fitted shelving.

### Bedroom One (12'6 x 9'10)

Fitted double wardrobe. Radiator. Slatted blind.

### Bedroom Two (10'9 x 10'2)

Radiator.

### Bedroom Three (7'5 x 4'10)

Radiator.

## Shower Room

Fitted shower cubicle with shower, W.C., washbasin and fitted shelved cupboard. Heated towel rail. Electric shaver point.

## Curtilage

To the front of the property there is an enclosed garden which is laid to astroturf. To the rear is a further garden area with a patio directly behind the house, a brickweave pathway, various inset flower and shrub beds. To the side of the property there is off street parking for two vehicles and this in turn leads to a brick and tile garage (18' x 8') with electric roller door, personal door to the rear garden, electric power and light.

## General Information

**Tenure:** Freehold.

**Services:** All main services are connected.

**Council Tax Band:** B (£1666.01—2023/24)

**Energy Performance Certificate:** To be confirmed

**Local Authority:** North Norfolk District Council, 01263 513811.

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

**Ref:** H313141.

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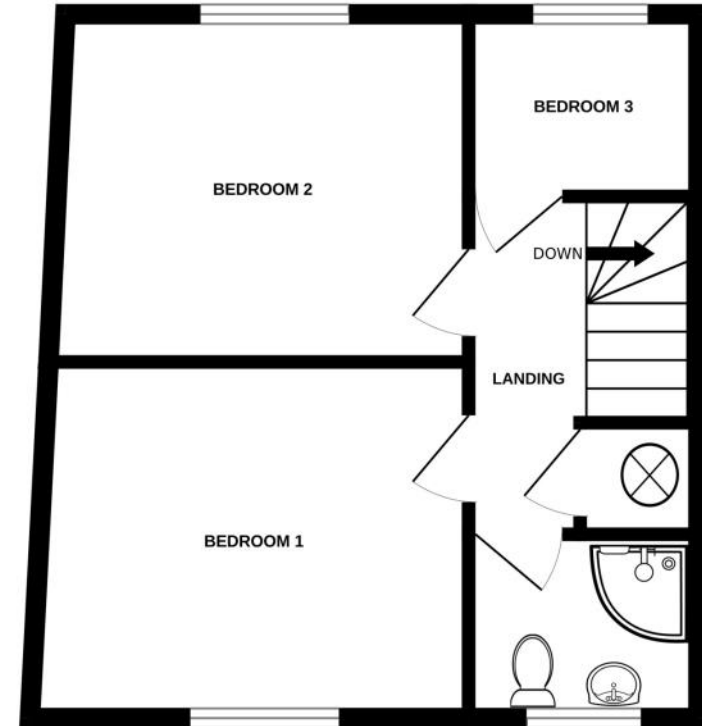




GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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