



31 Hendrie Road, Holt

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Pointens

31 Hendrie Road, Holt NR25

£1500 per calendar month

The Property

The property offered for let is an exceptionally well appointed detached bungalow situated in a quiet cul-de-sac which is a short walk from Holt High Street and its extensive amenities. Re-furbished to a high standard in recent years the property has an entrance hall, sitting/dining room, kitchen. 3 bedrooms (master-ensuite) and a family bathroom. Outside there is off street parking, a garage with front and rear gardens.

Location

Hendrie Road is a much favoured residential area of Holt. 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 that is 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

Directions

On foot from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. Towards the end of Peacock Lane turn right into Jubilee Close and follow the footpath at the end of the close onto Hendrie Road. Bear around to the left and No 31 will be found on your left hand side. By car leave Holt High Street via Cromer Road. Upon reaching Gresham's Preparatory School turn left in Kelling Road. Take the first turning left into Kenwyn Close, follow the road around to the right and take the next turning left into Hendrie Road. No 31 will then be found on the left hand side.

Accommodation

Entrance Hall

2 radiators, airing cupboard.

Sitting Room/diner (23' x 11'4 Double Aspect)

Gas fire with marble surround. Double doors to leading to the rear garden, radiator, telephone point.

Kitchen (9'8 x 9'7)

Range of fitted base units with work surfaces over, inset one and a half bowl sink with mixer tap. Fitted oven, surface hob extractor hood. Fitted fridge and dish washer. Plumbing for washing machine. Door to rear garden.

Bedroom 1 (13' x 8'10 Double Aspect)

Radiator.

En-suite

Shower cubicle, vanity unit with basin over, wc, heated towel rail. Mirror with electric light shave point.

Bedroom 2 (13'2 x 9'8)

Radiator. Two fitted double wardrobes.

Bedroom 3 (9'9 x 5'5)

Radiator.

Bathroom

Panel bath with shower screen and shower over. Wc. Vanity unit with basin over, heated towel rail. Mirror with electric light shave point.

Curtilage

To the front of the property is a driveway leading to a Garage 16'10 x 10' with electric roller door, personal door and electric power and light. There is a front garden and private rear garden with a patio and inset shrub borders all enclosed by wooden panel fencing.

General Information

Rent: £1500 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1730.00 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 £340 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. A pet will be considered.

Availability: This property is available from the November 2023

Term of tenancy: 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H31157L

Important Notice

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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.

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