



LEATHERINGSETT HILL

Holt, Norfolk, NR25 6RY
Guide Price £575,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian county town which has been well preserved being a Conservation Area with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School originally founded in 1515 is situated within Holt and 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-two miles away by car and there is a branch railway line from Sheringham. From Norwich there are onward trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

Leave Holt on the A148 towards Fakenham and the property can be found halfway down the hill on the left hand side.

DESCRIPTION

A three bedroom brick and flint bungalow situated on the outskirts of Holt town centre. The property is set back from the road and is approached via a five bar gate along a shingled driveway providing ample off road parking. The bungalow briefly comprises; entrance hall, kitchen/breakfast room, living room, master bedroom with en suite, two further bedrooms and a shower room.

SPECIFICATION

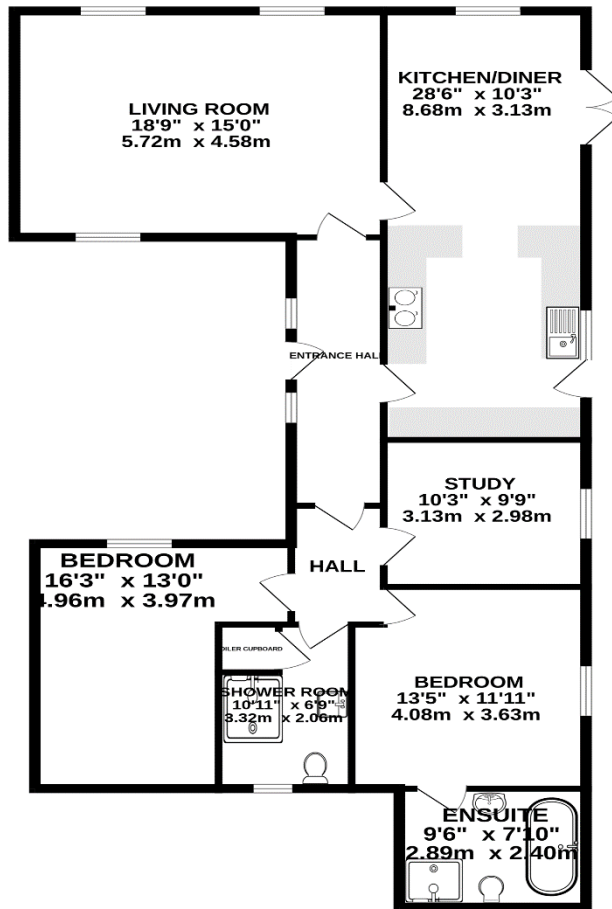
- Brick & Flint Bungalow
- Situated on the outskirts of Holt Town Centre
- Oil Fired Central Heating
- Double Glazing
- Kitchen/Breakfast Room
- Living Room
- Master Suite
- Two further Bedrooms
- Shower Room
- Ample Off Road Parking
- Rear Garden

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.







BUNGALOW

TOTAL FLOOR AREA : 1271 sq.ft. (118.0 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com

