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Independent Estate Agents

Pointens

4 New Street, Holt, Norfolk NR25 6JJ

Guide Price £199,950

The Property

A rare opportunity to acquire an end terrace Victorian house situated in the heart of this most sought after Georgian town. The property has recently been re-furbished to include a new roof, new sash windows and doors and internal replastering throughout. It now needs to be second fixed to include kitchen, bathroom and heating. There is an enclosed garden to the rear of the property. Parking is on street.

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 individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The city of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Proceed from the sole agents office into New Street and after around 50 yards you will find number 4 New Street on your right hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises:-

Front door leading to -

Open plan living area (16' 4 x 12'7)

Fireplace housing a wood burner, pamment hearth, wealth of exposed wall and ceiling beams. Door to side passage, television recess.. Underfloor heating installed.

First Floor

Bedroom (16'4 x 15'2)

Fireplace housing a wood burner, two cast iron radiators, exposed brick and flint work. Velux window.

Bathroom (7' x 7')

The bathroom has no sanitary ware.

Curtilage

A pedestrian pathway leads down the side of the cottage to a garden area (30' x 10') This is fully enclosed with a mixture of wooden panelled fencing and red brick walling. Parking is on street.

General Information

Tenure: Freehold.

Services: All Mains services are connected.

Council Tax Band: B.

EPC Rating : To be confirmed.

Local Authority: North Norfolk District Council, 01263 513811.

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

Ref: H313196.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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.

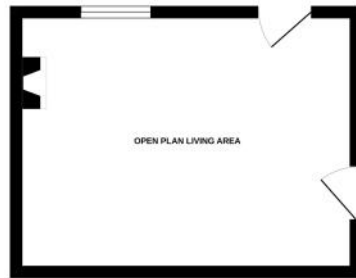
Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

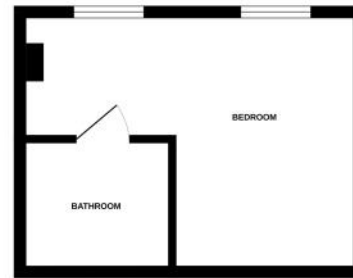
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

GROUND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



4 NEW STREET, HOLT, NORFOLK NR25 6JJ

TOTAL FLOOR AREA: 390 sq.ft. (36.2 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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