



## JACOBS PLACE

High Street, Holt, Norfolk, NR25 6BH  
Guide Price £400,000

**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 three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

A modern two bedroom detached house tucked away in the centre of the Georgian town of Holt. The accommodation briefly comprises; entrance hallway, open plan kitchen/dining room, utility room and living room on the ground floor together with a master bedroom with en suite shower room, second bedroom and a family bathroom on the first floor. Approached via a shingled driveway from the town centre leading to electric gates. The property benefits from off road parking and a single garage. There is a courtyard garden to the rear. Offered with 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.

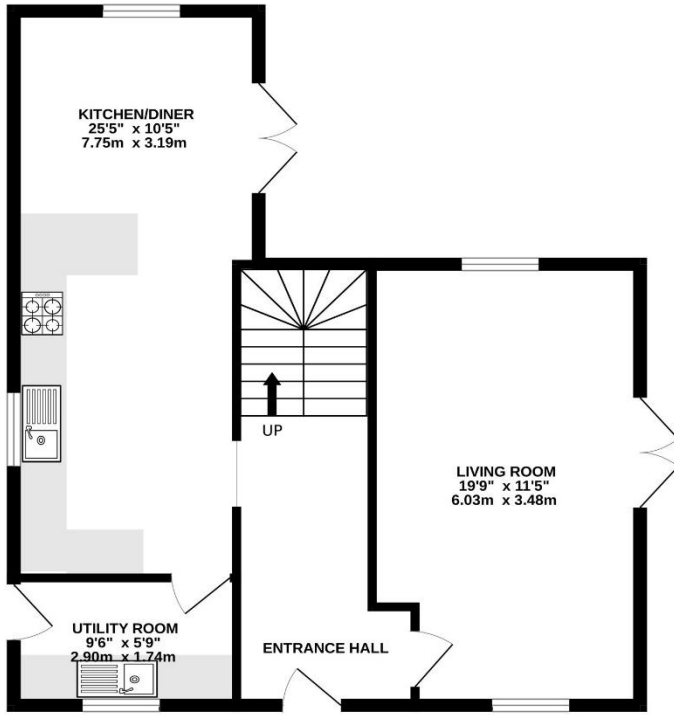
## SPECIFICATION

- Detached House
- Popular Residential Location
- Tucked away in Holt town centre
- Garage
- Off Road Parking
- Courtyard Garden
- Gas Central Heating
- Open Plan Kitchen/Dining Room
- Utility Room
- Living Room
- Master Bedroom with En Suite Shower Room
- Second Bedroom
- Family Bathroom
- Double Glazing
- Offered with no Onward Chain

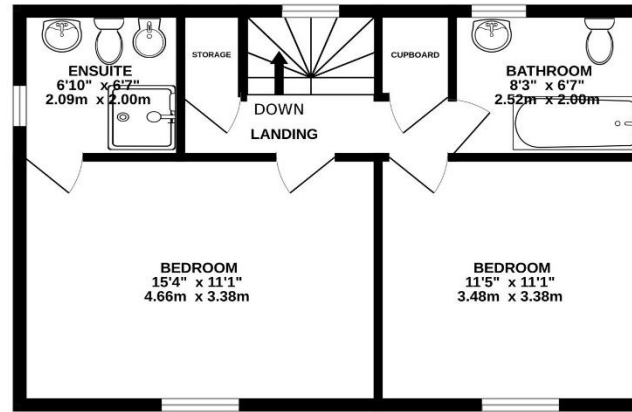




GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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