



7 Swann Grove, Holt

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The Property

The property offered to let is a well appointed semi-detached two bedroom house. The property has accommodation that comprises of an entrance hall, a sitting room and kitchen. On the first floor there are two bedrooms and a bathroom. The property also enjoys UPVC sealed unit doubled glazed windows and doors. Outside there is a driveway that leads to an attached garage. There are front and rear gardens.

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. 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 North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

Directions

Leave Holt High Street, next T junction at the by-pass turn left then immediately right into Hempstead Road. After around 1/4 mile turn left into Swann Grove. The property will then be found on your left hand side.

Accommodation

The accommodation comprises:

UPVC Front Door

Leading to an

Entrance Hall

A staircase leads to the first floor with a cupboard under. Storage radiator.

Sitting Room (15'7 x 12'7)

UPVC patio doors leading to the rear garden. Television point, night storage radiator

Kitchen (12'4 x 6'6)

Fitted base units with working surfaces over, inset 1 1/2 sink unit with mixer taps. Double oven, extractor hood, Tiled splash backs, range of matching wall units, tiled floor.

First Floor

Landing, leading to -

Cupboard housing a pressurized hot water cylinder.

Bedroom One (12'7 x 10')

Wall mounted electric panel heater.

Bedroom Two (13' x 9'10 max)

Wall mounted electric panel heater.

Bathroom

Pedestal washbasin, wc, paneled bath with tiled splashbacks and fitted shower. Heated towel rail, tiled floor.

Curtilage

A concrete driveway provides off street parking, this in turn leads to a brick and tiled attached garage (18'3 x 9') with up and over door, personnel door, electric power and light. To the front of the property there is a lawned garden, to the rear of the property is a garden that is mostly laid to lawn with a patio area directly behind the house. This is all fully enclosed with wooden panel fencing.

General Information

Rent: £895 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £1032 refunded at the end of the tenancy if no claim is justified.

Services: Tenants will be responsible for all services and council tax.

Council Tax Band: B

Local Authority: North Norfolk District Council, tel: 01263 513811

References required: Bank, employment and present or previous landlord if applicable. We also carry out a credit check.

Fees: There will be a £200 holding deposit to be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. A small pet may be considered.

Availability: This property is available from 1st August. 2024

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 6 or 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H31106L



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www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.



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