



**Partridge Way, Holt NR25 6GG**

**welcome to**

**Partridge Way, Holt**

A two bedroom house comprising entrance hall, cloakroom, sitting room, kitchen, landing, 2 bedrooms and bathroom. Benefits include gas fired central heating and double glazed windows.



**Entrance Door To;  
Entrance Hall**

Staircase, radiator.

**Cloakroom**

Wc, wash basin, vinyl flooring.

**Sitting Room**

15' 3" max x 10' 4" max ( 4.65m max x 3.15m max )

Double glazed window to front, radiator, laminate flooring, television point.

**Inner Lobby**

vinyl flooring

**Kitchen**

13' 8" x 9' 7" max ( 4.17m x 2.92m max )

Built in fridge/freezer, conlead wall mounted boiler, stainless steel 1 1/2 bowl sink, built in dishwasher, double glazed window to rear, recess for washing machine, double doors to rear, built in oven, gas hob and hood.

**Landing**

Loft hatch, carpet.

**Bedroom**

13' 8" x 9' 1" ( 4.17m x 2.77m )

Double glazed window to rear, radiator, vinyl flooring.

**Bedroom**

13' 8" max x 8' 9" ( 4.17m max x 2.67m )

2 double glazed windows to front, radiator, carpet.

**Bathroom**

Panelled bath with shower above and screen, wc, pedestal wash basin, radiator, shaver point, extractor.

**Outside**

Enclosed rear garden with outside tap, pergola and a nice selection of plants/shrubs, gated rear access, allocated parking.

**Agents Note**

The property is offered for sale on a shared ownership basis at 55% with rent payable on the remaining share at £295 per month and a monthly service charge of £55.72

Interested parties will need to complete an application form which will be submitted to the housing association, who in turn will arrange for an affordability assessment to be carried out.



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## Partridge Way, Holt

- Shared ownership
- 2 Bedrooms
- Under NHBC warranty
- Allocated parking
- Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 668.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £137,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106560 - 0006

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