



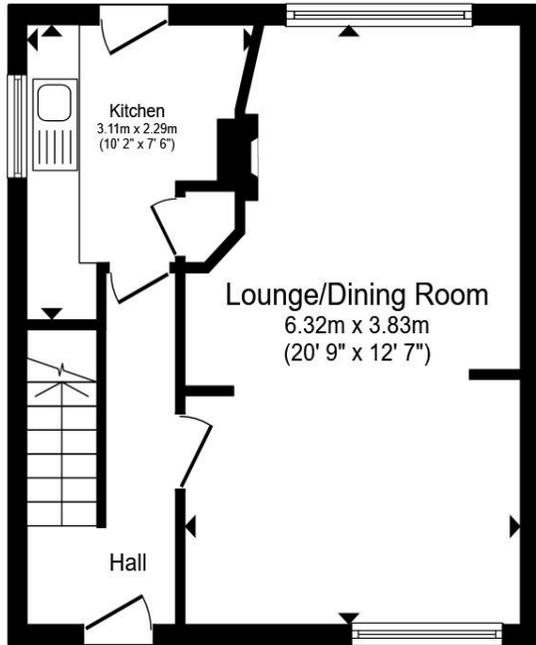
Sandy Hill Estate, Salthouse Holt NR25 7XD

welcome to

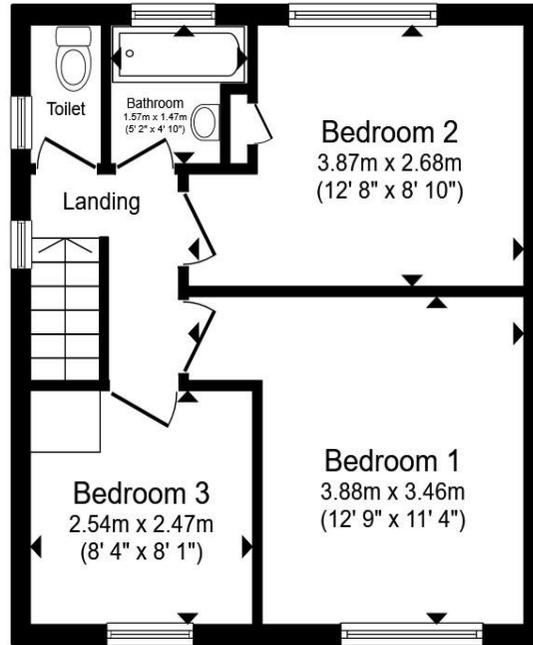
Sandy Hill Estate, Salthouse Holt

A spacious family home in this sought after coastal village with accommodation briefly comprising entrance hall, sitting room, kitchen, landing, three bedrooms and bathroom. Outside is a useful outbuilding.

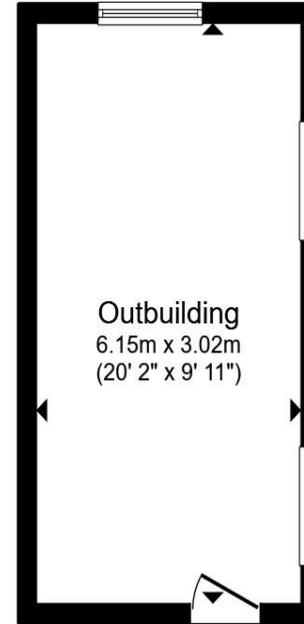




Ground Floor



First Floor



Outbuilding

Entrance Door To;

Entrance Hall

Lounge / Dining Room

20' 9" x 12' 7" max (6.32m x 3.84m max)

Kitchen

10' 2" x 7' 6" max (3.10m x 2.29m max)

Landing

Bedroom One

12' 9" max x 11' 4" (3.89m max x 3.45m)

Bedroom Two

12' 8" max x 8' 10" (3.86m max x 2.69m)

Bedroom Three

8' 4" x 8' 1" max (2.54m x 2.46m max)

Bathroom

Wc

Outbuilding

20' 2" x 9' 11" (6.15m x 3.02m)

Outside

Agents Note

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Total floor area 89.6 m² (965 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Sandy Hill Estate, Salthouse Holt

- Three bedrooms
- Useful outbuilding
- Garden and parking
- Popular coastal location
- Oil central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£295,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HOL106670



Property Ref:
HOL106670 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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