



5 Lowes Avenue, Holt



Independent Estate Agents

Pointens





**5 Lowes Avenue, Holt,
Norfolk NR25 6JS**

North Norfolk Coast 3 miles, Norwich 20 miles

End terrace house situated in a quiet cul-de-sac on the northern outskirts of the town and with direct access to Holt Country Park. 2 reception rooms, 2 bedrooms, private rear garden and off road parking and a garage.

Offers in region of £180,000



The Property

The property offered for sale is an end terrace house peacefully situated in a quiet cul-de-sac which gives direct access to Holt Country Park. This house is generally in good condition, however, it would now benefit from some updating and improvement. The property's accommodation presently comprises an entrance porch, a sitting room, a dining room and a kitchen. On the first floor, a landing leads to two double bedrooms and a bathroom. The property also has the benefit of gas fired central heating and secondary double glazing throughout. Outside, the property is approached over a concrete driveway providing ample off street parking and leading to a brick and tile attached garage. To the front of the property is a small garden and to the rear is a very private south facing garden backing on to Holt Country Park.

Location

Direct access to Holt Country Park is possible from Lowes Avenue. The park is only a short walk from the historic market town of Holt on the edge of the Norfolk Coast Area of Outstanding Natural Beauty, and has had a chequered history, including a horseracing course, heath, farmland, forestry, and woodland garden. It has now been developed into a tranquil woodland dominated with Scots Pine and native broadleaves. Its rich ground flora supports an abundant display of wildlife including Goldcrests, Greater Spotted Woodpeckers, Emperor Dragonflies and Deer. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. 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. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London [Liverpool Street].

Directions

Leave Holt High Street via Station Road. At the T junction turn left on to the by pass, then immediately right signposted to Baconsthorpe, into Hempstead Road. After around 200 yards turn right into Charles Road. Take the first turning left into Lowes Avenue. No 5 will then be found at the head of the cul-de-sac identified by a Pointens for sale board.

Accommodation

Front door, leading to -

Entrance Hall

Radiator, built in cupboards, wooden laminate flooring.

Sitting Room (18'2 x 11'2)

Radiator. Staircase to first floor. Telephone, television and FM points. Fitted shelving. Wooden laminate flooring. Archway to -

Dining Room (8'8 x 8'4)

Radiator. Fitted shelf and cupboard. Wooden laminate flooring.

Kitchen (9'5 x 8' max)

Range of fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Re-circulating hood. Tiled splashbacks. Range of matching wall units. Tiled floor. Radiator. Fitted shelving. Cupboard housing Worcester boiler for central heating and domestic hot water plus fitted shelving. Door to rear garden.

First Floor Landing

Wooden laminate flooring. Loft Access

Bedroom One (14'10 x 9'9)

Radiator, fitted cupboard. Telephone point. Wooden laminate flooring.

Bedroom Two (10'5 x 9'10)

Wooden laminate flooring, radiator.

Bathroom

Wc, pedestal washbasin, panelled bath with shower over and fitted shower screen. Radiator. Wooden laminate flooring.

Curtilage

The property is approached over a concrete driveway providing off street parking and leading to an attached brick and tile garage (17' x 8') with up and over door, personal door, electric power and light. To the front of the house there is a small garden which is inset with a plethora of shrubs. There is pedestrian access down the side of the house and to the very private and south facing rear garden which comprises a patio area directly behind the house, various inset flower and shrub beds, shingled paths, a small pond and a small wooden greenhouse, all fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: B (2016/17—£1241.39)

Local Authority: North Norfolk District Council: Tel: 01263 51381.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref: H30846.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the proper. 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 such matters prior to purchase.

Energy Performance Certificate



5, Lowes Avenue, HOLT, NR25 6JS

Dwelling type: end-terrace house
Date of assessment: 05 August 2016
Date of certificate: 05 August 2016

Reference number: 8146-7428-4210-6695-8906
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

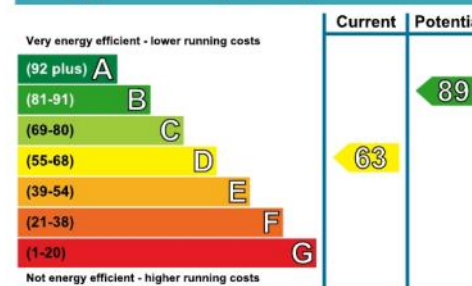
Estimated energy costs of dwelling for 3 years:	£ 2,454
Over 3 years you could save	£ 954

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 156 over 3 years	
Heating	£ 1,806 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 336 over 3 years	£ 195 over 3 years	
Totals	£ 2,454	£ 1,500	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 303	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 120	✓
3 Draught proofing	£80 - £120	£ 99	✓

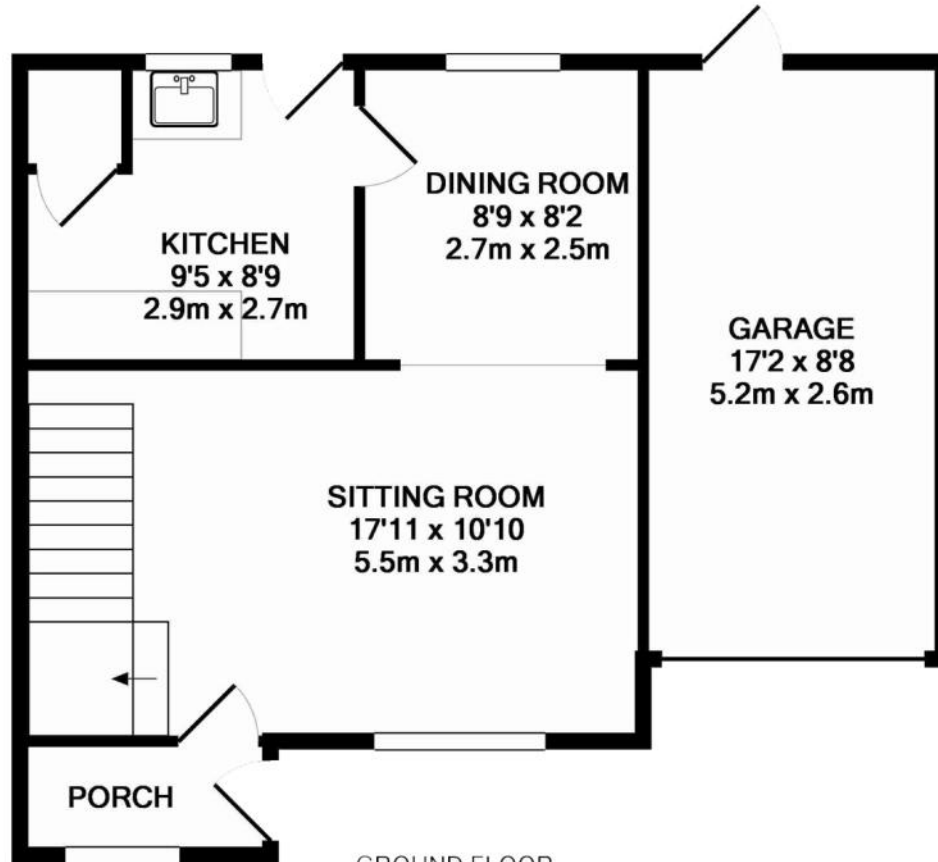
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

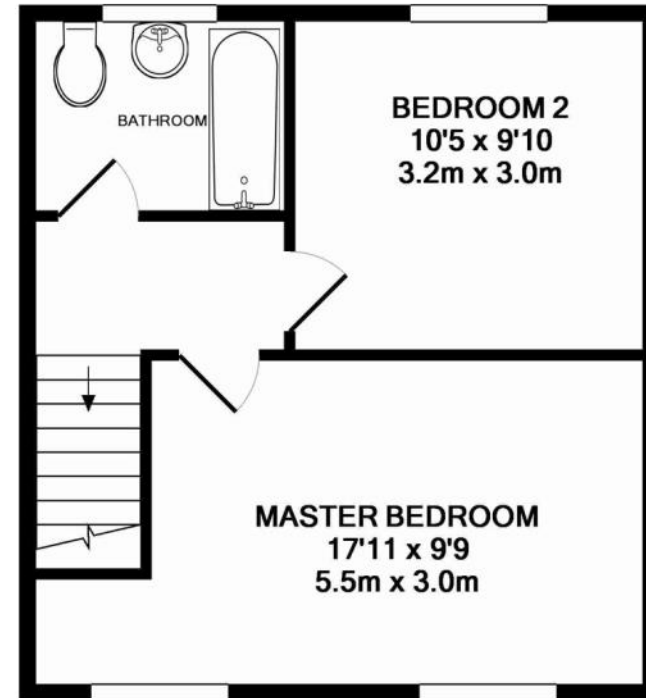


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TOTAL APPROX. FLOOR AREA 874 SQ.FT (81.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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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