



39a Grove Lane, Holt

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Independent Estate Agents
Pointens





39a Grove Lane, Holt NR25 6EG

Norwich 20 miles,

North Norfolk Coast 3 miles

A deceptively spacious detached bungalow now in need of updating. The property is situated in one of Holt's most sought after areas convenient for Gresham's Schools and the extensive amenities of Holt High Street.

GUIDE PRICE £349,950



The Property

The property offered for sale is a deceptively spacious detached individual bungalow pleasantly situated in a much favoured **residential area of the town that is convenient for Gresham's schools and Holt High Street.** Now in need of refurbishment the accommodation presently comprises of an entrance porch leading to an entrance hall, a treble aspect sitting room a kitchen, utility room three good sized bedrooms, bathroom and a further wet room. The property also enjoys gas fired central heating and some replacement double glazing. Outside a wooden gate leads to a large shingled parking area for several vehicles, this in turn leads to a garage. To the rear of the property is a private and enclosed lawned garden. The property is being sold with no upward chain.

Location

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 and an international airport.

Directions

Leave Holt High Street via the Cromer Road. Just after Gresham's Prep School turn right into Grove Lane, then first left also into Grove Lane. After around 200 yards you will find the property situated on your left hand side.

Accommodation

The accommodation comprises of:

Entrance Porch
Front door to:

Entrance hall
Radiator and loft access.

Sitting Room (treble aspect)
Two radiators, UPVC double doors leading to the rear garden.

Dining Room (treble aspect)
Radiator, television point.

Kitchen/Breakfast Room
Range of fitted wooden base units with working surfaces over, inset 1 1/2 bowl sink unit with mixer tap. Electric oven, surface hob, re-circulating hood. Breakfast bar, tiled splashbacks, range of matching wall units. Radiator. Door to outside, tiled floor.

Bedroom
Radiator.

Bedroom
Radiator.

Bedroom
Plumbing for automatic washing machine, radiator, door to rear garden.
En-Suite
Pedestal washbasin, wc, wall mounted Mira shower with shower rail and curtain, radiator.

Bathroom
White suite comprising of wc, panelled bath pedestal washbasin, stainless steel heated towel rail, half tiled walls, tiled floor.

Curtilage

The property is approached through a wooden gate, this in turn leads to a good sized shingled parking area for several vehicles. Attached to the side of the bungalow is a brick and tile garage (16' x 8'6) with up and over door, electric power and light. A wall mounted gas fired boiler for central heating and domestic hot water. There are pedestrian doors on either side of the property that lead to the private rear garden that has a patio area behind the house and a lawn, and partially enclosed with wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: TBC

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

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

Ref: H31153.

All our properties can be seen on the internet at
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.

Energy Performance Certificate

39a, Grove Lane, HOLT, NR25 6EG

Dwelling type:	Detached bungalow	Reference number:	2578-0011-7277-6790-9214
Date of assessment:	23 March 2020	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 March 2020	Total floor area:	103 m ²

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:	£ 3,036
Over 3 years you could save	£ 657

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 459 over 3 years	£ 228 over 3 years	
Heating	£ 2,189 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 408 over 3 years	£ 246 over 3 years	
Totals	£ 3,036	£ 2,379	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	64	80

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 303
2 Low energy lighting for all fixed outlets	£75	£ 204
3 Solar water heating	£4,000 - £6,000	£ 147

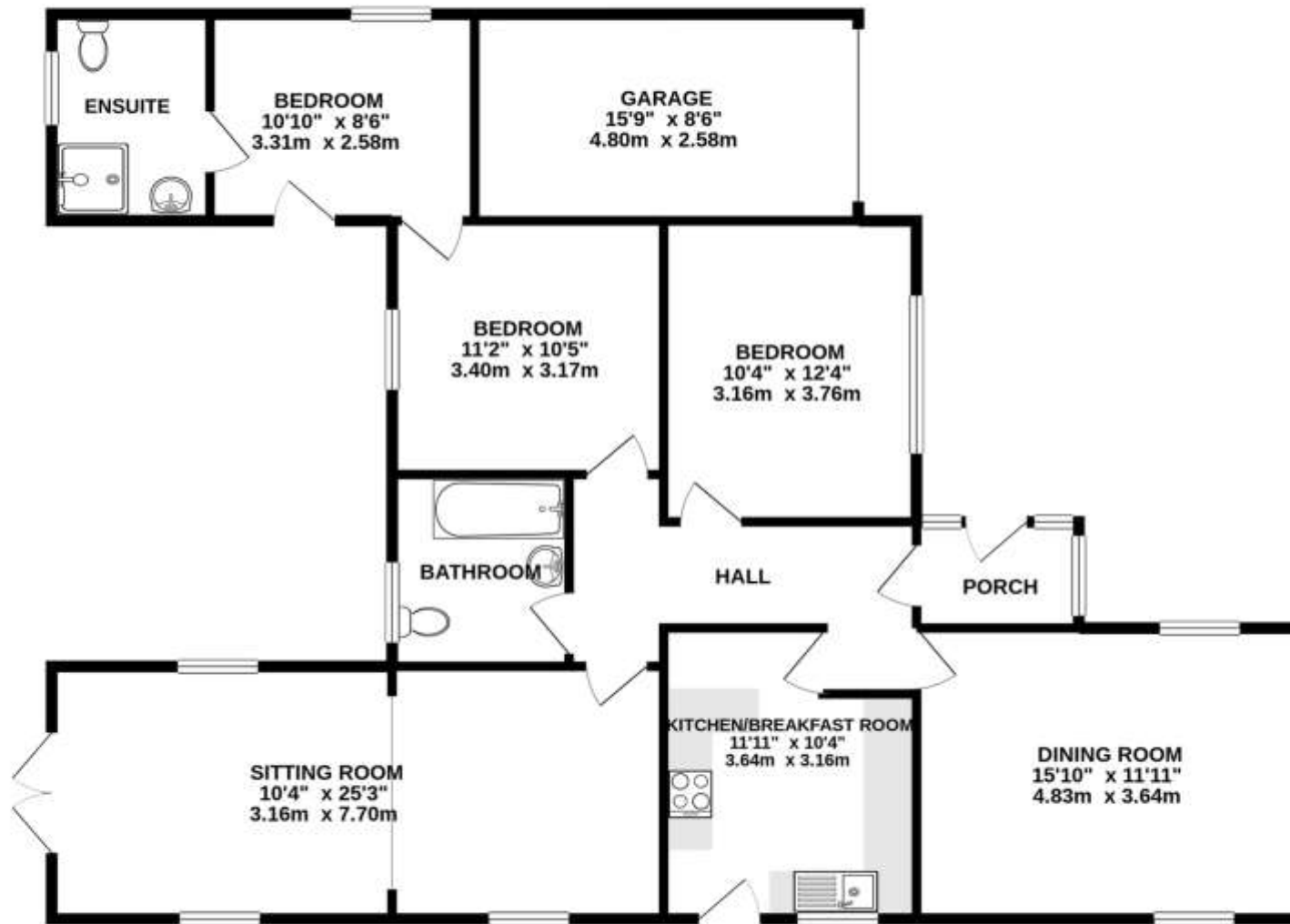
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.singleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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TOTAL APPROX. FLOOR AREA 1260 SQ.FT (117 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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