



5 Neil Avenue, Holt, Norfolk

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Independent Estate Agents

Pointens

The Property

The property offered for rent is an immaculately presented end terrace house constructed by award winning developers, Hopkins Homes. This small, popular development is situated on the southern side of the town and is only a short walk from the popular High Street. The accommodation offered briefly comprises an entrance hall leading to a sitting room and a well fitted out kitchen and a cloakroom. On the first floor a landing leads to three bedrooms. The property also benefits from gas fired central heating, double glazing and a security alarm system. Outside, there are front, side and rear gardens and a detached brick and tile garage plus an allocated parking space.

The Location

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 centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London.

Directions

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road, take the next left into Woodrow Avenue then next turning left into Neil Avenue. The property will then be found after a short distance on your left hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Travertine natural stone tiled floor.

Cloakroom

Pedestal washbasin, low level wc, travertine natural stone tiled floor.

Sitting Room (16'1 x 14'1, narrowing to 12'4)

TV and telephone point, two wall mounted lights, fitted under stair cupboard. Door to rear garden.

Kitchen (9'6 x 8'9)

Excellent range of fitted wooden base units with working surfaces over, inset one and half bowl sink unit with mixer tap. Neff stainless steel low level oven with matching four ring gas hob and extractor hood over. Tiled splashbacks. Range of matching wall units. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Travertine natural stone tiled floor.

First Floor Landing

Access to loft, airing cupboard.

Bedroom One (12'3 x 9'1)

Radiator, fitted wardrobes.

Bedroom Two (9'7 x 8'9)

Fitted wardrobe, radiator.

Bedroom Three (8'7 x 6'8)

Radiator, superb views over adjoining playing field.

Bathroom

With suite comprising pear shaped panelled bath with chrome mixer tap and Rainforest shower attachment above. Vanity unit with washbasin over, wc with concealed cistern, contemporary tiled walls and ceramic tiled floor.

Curtilage

To the front of the property is a lawned garden with inset flower and shrub beds. A pedestrian gate leads to a side garden which is also mainly laid to lawn and directly behind the house is a further lawned garden which is fully enclosed by wooden panelled fencing. A pedestrian gate leads to the rear where there is a detached brick and tile **garage (17'10 x 9')** with up and over door and electric power and light. There is also one allocated parking space.

General Information

Rent: £950 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1096 refunded at the end of the tenancy if no claim is justified.

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

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

Fees: There will be a £200 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. **NO PETS**

Availability: This property is available immediately.

Term of tenancy: Initially 12 months.

Tax Band: C

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H30551L

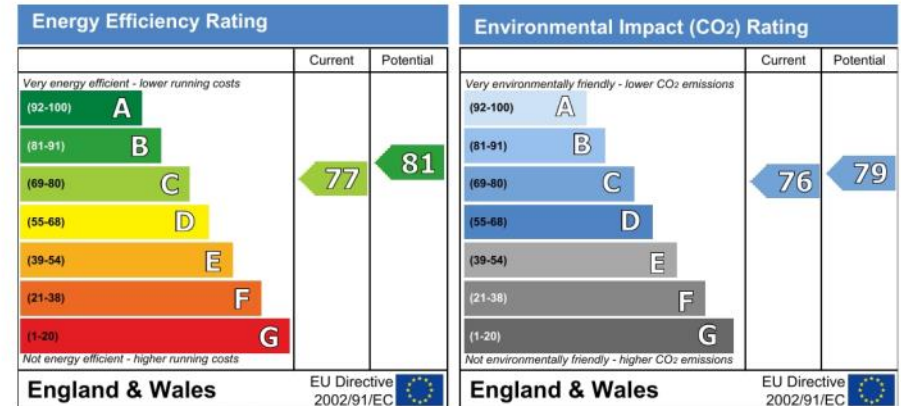
Energy Performance Certificate



5, Neil Avenue,
HOLT, NR25 6TG

Dwelling type: End-terrace house
Date of assessment: 27 February 2008
Date of certificate: 27 February 2008
Reference number: 2538-9087-6222-4258-2090
Total floor area: 72 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	180 kWh/m ² per year	151 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.8 tonnes per year
Lighting	£66 per year	£33 per year
Heating	£220 per year	£208 per year
Hot water	£87 per year	£76 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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