



36 Woodrow Avenue, Holt

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





36 Woodrow Avenue, Holt

Norfolk NR25 6TE

North Norfolk Coast 3 miles,

Norwich 20 miles

Situated in a popular residential area of the town this spacious terrace house would make an excellent first time buy. The property is in excellent order and offers three good size bedrooms, gas fired central heating, off street parking and a private enclosed rear garden.

GUIDE PRICE £205,000



The Property

The property offered for sale is an immaculately presented much improved three bedroom terrace house situated within walking distance of Holt town centre. The accommodation presently comprises an entrance hall, an open plan sitting/dining room, a well fitted out kitchen and a utility cloakroom. On the first floor a landing leads to three bedrooms and a luxury family bathroom. The property has the benefit of gas fired central heating and UPVC sealed unit windows and doors. Outside, there is off street parking to the front of the property and a private enclosed rear garden.

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 turn right on to the by pass, then first left at the roundabout. Woodrow Avenue is the first turning on your left hand side. Take the next right hand turning and follow the road around to the right. No 36 will then be found at the head of the cul-de-sac.

Accommodation

Enclosed Porch

Overhead light.

Entrance Hall

UPVC sealed unit front entrance door, wood flooring, radiator, stairs rising to first floor, central heating thermostat. Radiator.

Open Plan Sitting Room/Dining Room (Double Aspect)

Wood flooring, UPVC sealed unit windows to rear and side, UPVC sealed unit French doors opening to the rear garden, three radiators, television aerial point. Under stair cupboard.

Kitchen

Fitted with a range of base and wall units comprising long work surfaces with inset stainless steel sink unit, mixer tap and matching circular drainer, cupboards and drawers beneath, integral dishwasher, inset electric surface hob and built in electric under oven, tiled splashbacks, matching eye level wall mounted cupboards incorporating cooker hood, concealed gas boiler supplying central heating and domestic hot water,

Utility Cloakroom

White suite comprising low level WC, pedestal hand basin with mixer tap, space and plumbing for automatic washing machine, wall mounted cupboard and shelving

First floor Landing

Access to loft, Airing cupboard housing factory lagged tank and shelving.

Bedroom 1

Radiator, Fitted double wardrobe.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Luxury Bathroom

White suite comprising, panelled bath, electric shower over. Pedestal hand basin, wc, Stainless steel heated towel rail. Tiled floor and part tiled walls.

Curtilage

To the front of the property is off street parking for two cars. To the rear of the property is a garden mainly laid to lawn with inset flower and shrub beds. Decking area, personnel door, wooden garden shed. All enclosed by wooden panelled fencing.

General Information

Tenure: Freehold

Council Tax Band: B

Local Authority: North Norfolk District Council tel: 01263 513811

Services: All mains services are connected.

Energy Performance Certificate: D

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

Ref: H 30411

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

All our properties can be seen on the internet at

www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

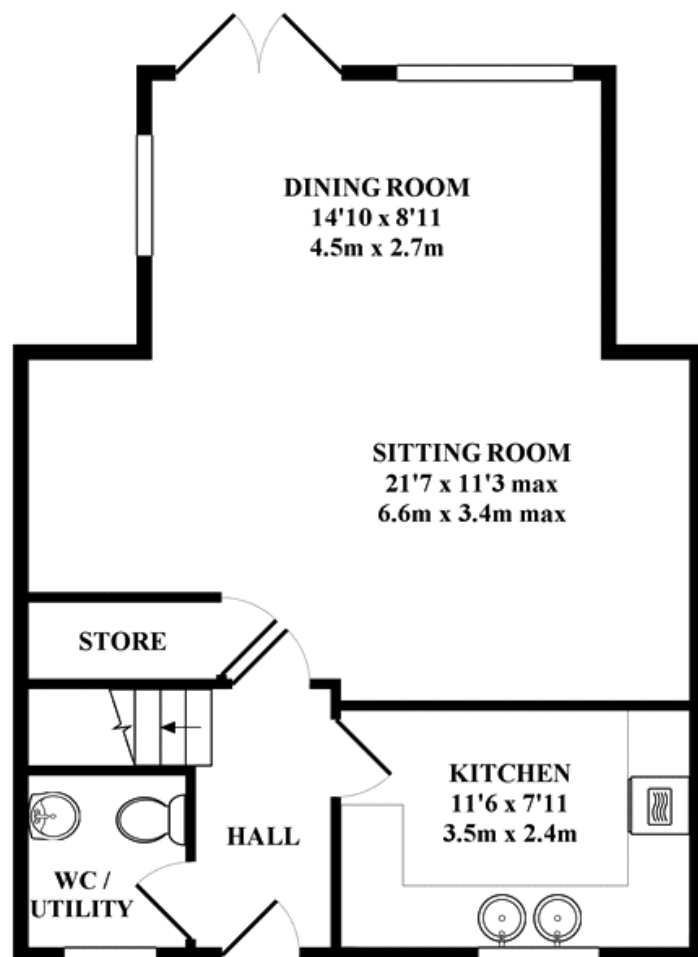
Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

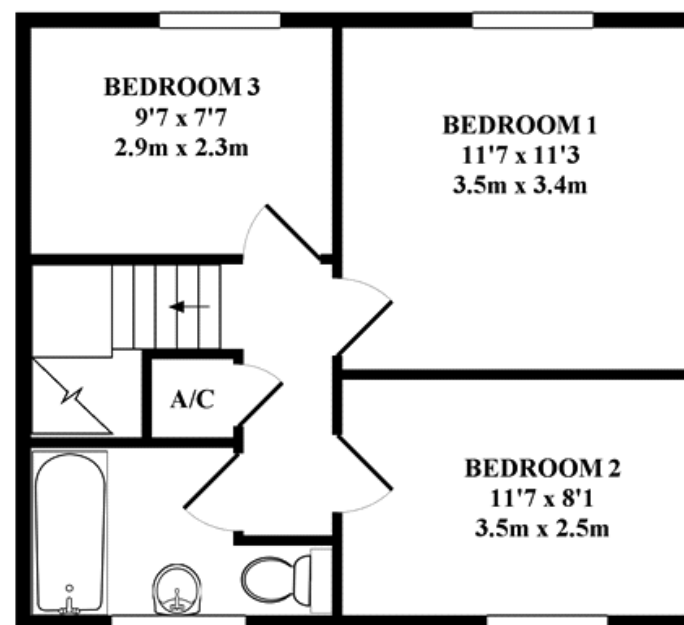
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

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

Made with Metropix ©2012

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

Pointens

Independent Estate Agents