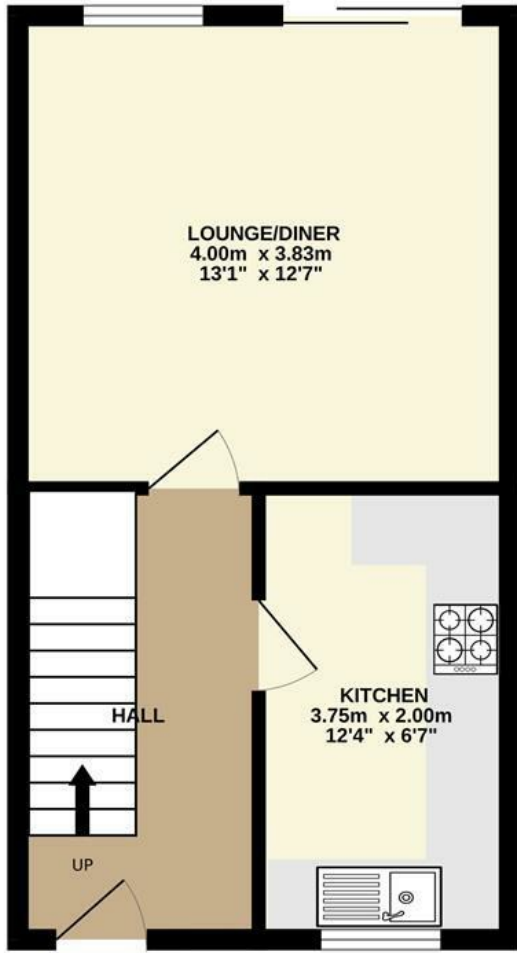
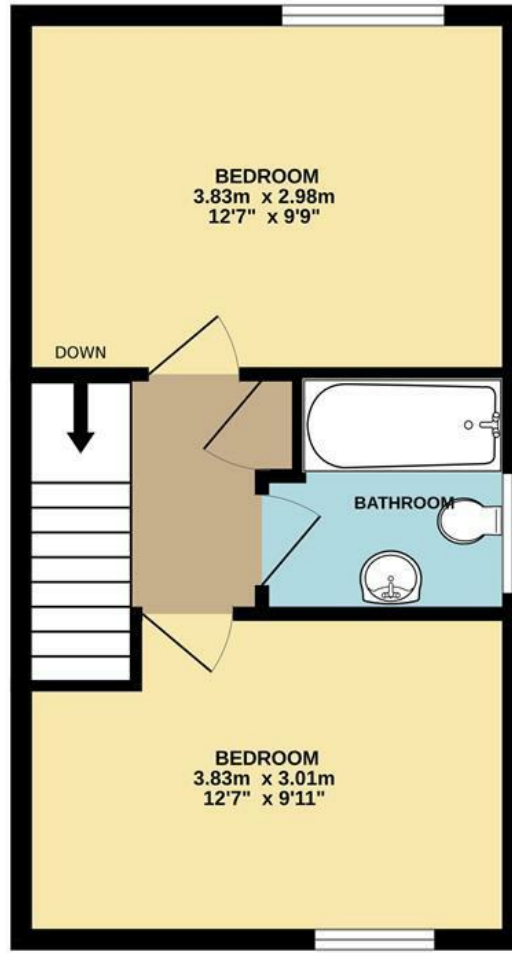


GROUND FLOOR  
32.1 sq.m. (346 sq.ft.) approx.



1ST FLOOR  
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Swann Grove | Holt | NR25  
£240,000



abbotFox presents this chain-free semi-detached house. Situated within walking distance of Holt town centre, this home represents an ideal opportunity for any first time buyer or buy-to-let investor. Occupying a prime position, with ample off road parking and adjoining garage to the front, with an enclosed rear garden. Internal accommodation comprises; entrance hall, lounge diner and kitchen breakfast to the ground floor. The first floor offers two double bedrooms and a family bathroom. Having been well maintained throughout, an internal viewing comes highly recommended.

