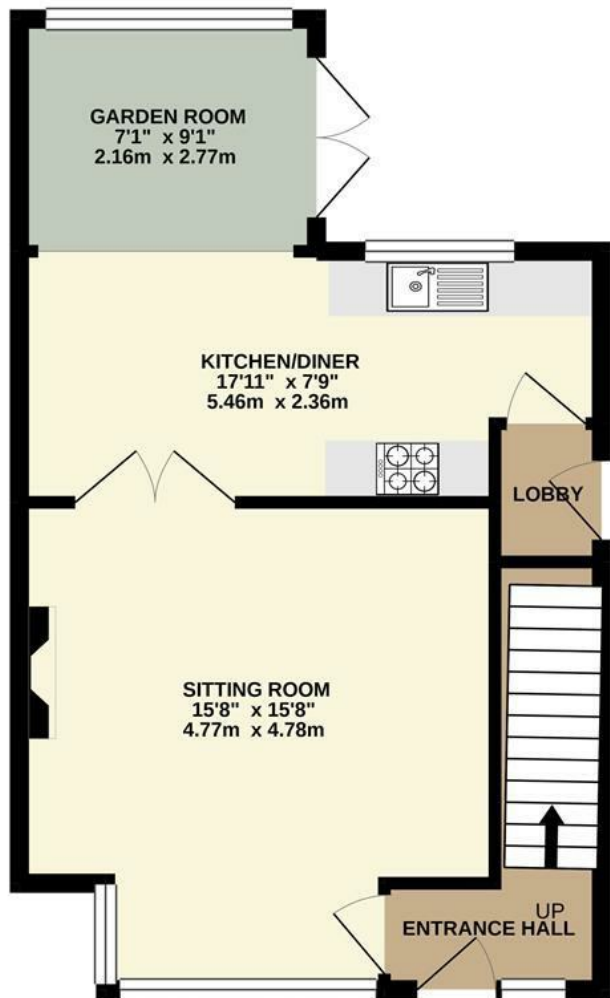
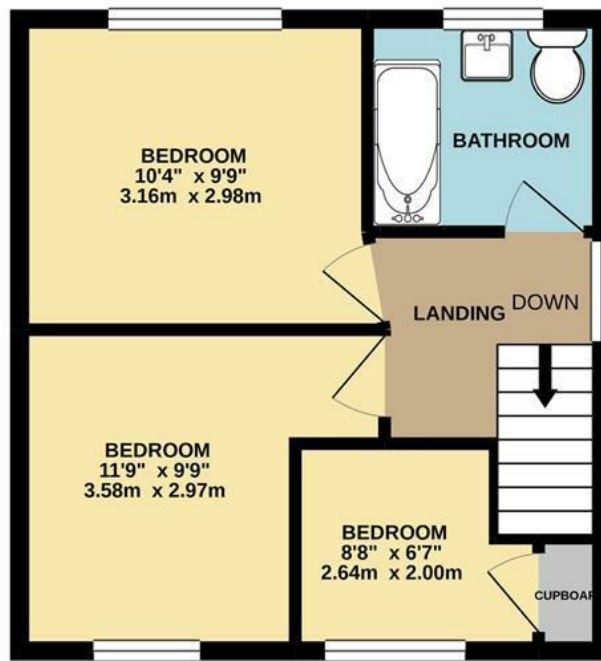


GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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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Hempstead Road | Holt | NR25  
Guide Price £300,000



abbotFox are pleased to offer for sale this well presented three bedroom detached house, located in the popular market town of Holt which benefits from an open plan kitchen/diner/garden room, a sitting room with a log burner and a garage & off road parking.

Accommodation in this well presented home consists of a hall entrance, a good sized bay fronted sitting room with a wood burner and double doors leading through to the L-Shaped open plan kitchen/diner/garden room. The kitchen benefits from a range of wall & base units and a pantry which provides plenty of storage and the garden room pleasantly looks out onto the rear garden. Stairs in the entrance hall lead up to the first floor landing which serves the three bedrooms (two double and one small single) and the family bathroom. The third bedroom would make a fantastic nursery or office for someone working from home.

Outside, the property benefits from an enclosed rear garden, a single garage with power and lighting and an off road parking space.

