

# Arnolds | Keys



**15 Neil Avenue, Holt, Norfolk, NR25 6TG**

Guide Price Price Guide £325,000

- Close to Town Centre
- Highly favoured location
- Large conservatory
- Easy to manage gardens
- Three Bedrooms
- Well presented
- Gas central heating
- Garage and off-road parking

# 15 Neil Avenue, Holt NR25 6TG

Forming part of this popular residential development, just south of the Town Centre, is this nicely presented end-terraced dwelling offering well-proportioned accommodation with the added benefit of a large conservatory at the rear. The property offers three bedrooms and stands in easy to maintain gardens. Gas central heating and sealed unit glazing are installed throughout.

The historic Georgian market town centre, which offers a superb range of independent shops and boutiques, is just a short walk away, as is the local bus service which has connections to the County Capital of Norwich.



Council Tax Band: C



## ENTRANCE HALL

With part glazed entrance door, radiator, turning staircase to first floor.

## CLOAKROOM

Window to side aspect, close couple W.C., wash basin with tiled splashbacks, radiator.

## KITCHEN

Window to front aspect, comprehensive range of wood faced base and wall units with laminated work surfaces and tiled splashbacks, concealed gas boiler providing central heating and domestic hot water, inset gas hob with extractor hood above and electric oven beneath, inset 1 1/2 bowl sink unit, provision for washing machine, integrated fridge/freezer, radiator.

## LOUNGE/DINING ROOM

A beautifully proportioned room with dual aspects to the rear and side, two radiators, TV aerial point, large understairs storage cupboard, fitted wall shelving, part glazed door opening to:-

## CONSERVATORY

A superb addition to the accommodation and currently used as a dining room with a tiled floor, double doors opening to rear garden and vaulted roof.

## LANDING

Built in airing cupboard, window to side aspect, access to roof space.

## BEDROOM 1

Window to rear aspect, radiator, built in double wardrobe cupboard.

## BEDROOM 2

Window to front aspect, radiator, built in wardrobe cupboard.

## BEDROOM 3

Window to side aspect, radiator.

## SHOWER ROOM

Fitted with a corner shower enclosure with mixer shower, vanity wash basin with cupboards beneath, concealed cistern W.C., chrome, ladder style, heated towel rail/radiator. tiled splashbacks.

## OUTSIDE

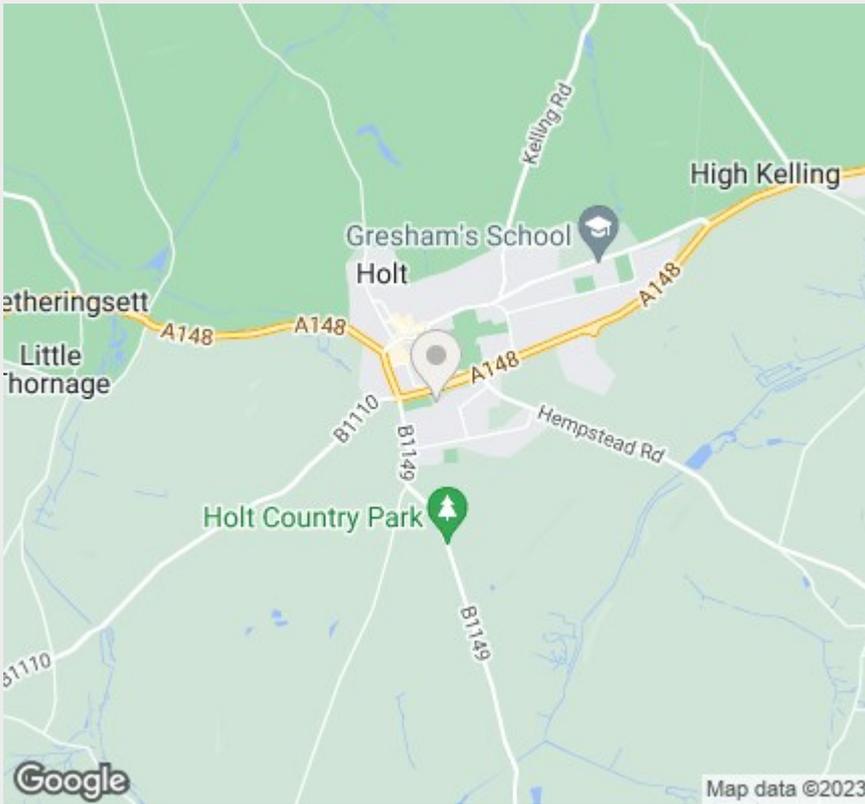
A driveway leads to the brick built garage with up and over door and personal side door opening to the enclosed rear garden. To the front of the property is a small established flower bed. A side access leads

from the driveway to the rear garden which has two paved patio areas, lawn and established shrub and flower borders.

## AGENTS NOTE

The property is freehold, has all mains services are connected. The property has a Council Tax rating of Band C.



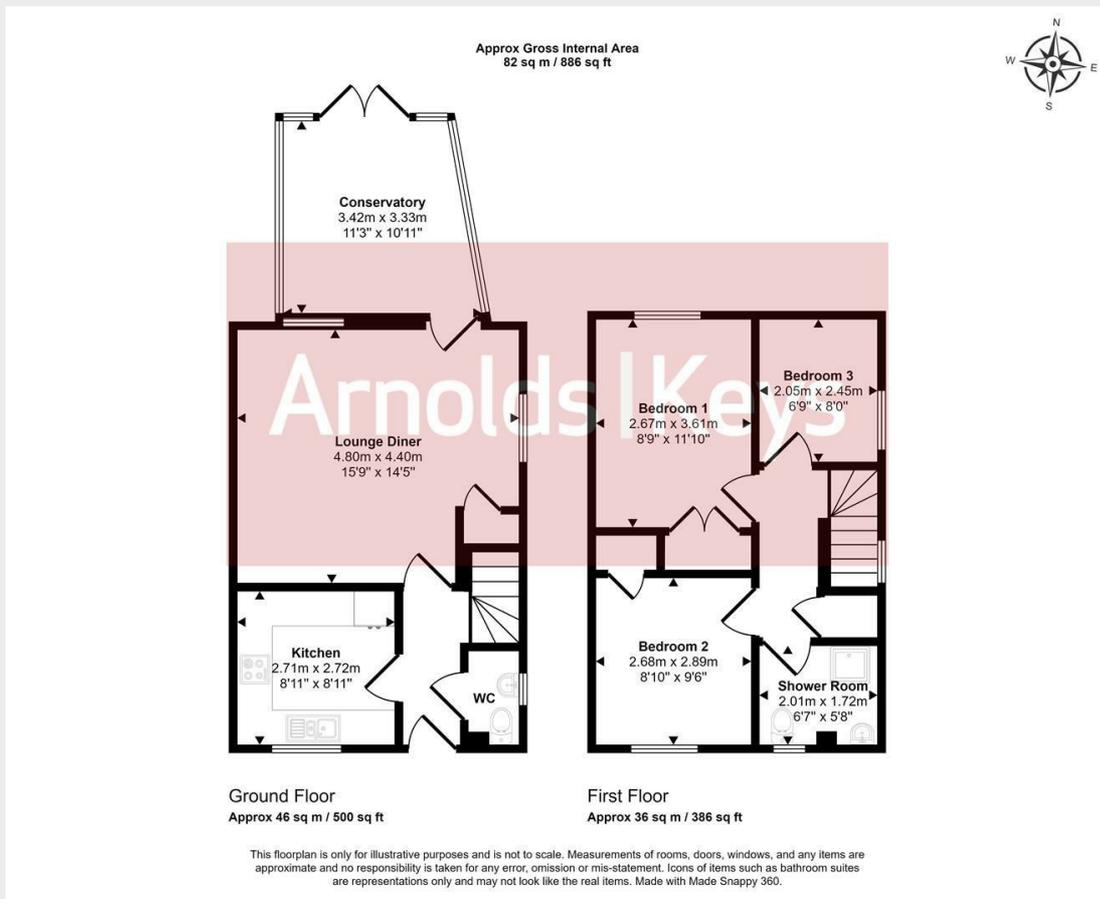


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.