



17 Elizabeth Crescent, Holt
Guide Price £165,000

BELTON DUFFEY



17 ELIZABETH CRESCENT, HOLT, NORFOLK, NR25 6BZ

A non-standard construction end of terrace 3 bedroom property requiring modernisation on large mature plot in quiet Holt cul de sac.

DESCRIPTION

Situated in a quiet cul-de-sac within walking distance of Holt town centre this end of terrace property occupies a very large corner plot. Please note that the property is non-standard construction and only specialist lenders will consider it for mortgage purposes. The property requires full modernisation, the plot is overgrown and requires cultivation.

The accommodation comprises entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and separate WC. There are a number of timber and brick built storage sheds and there is ample scope for off road parking subject to legal confirmation of vehicular access etc.

The property is being sold with full vacant possession and no onward chain.

SITUATION

Holt is a charming Georgian market town known for its elegant architecture, independent shops, pubs, bars, restaurants and cafes and close proximity to the stunning north Norfolk coast. The nearest coastline can be found at Weybourne 4.5 miles away and Blakeney is just 5 miles away where there is good sailing, golf, bird-watching and many good beaches.

The Cathedral City of Norwich with its international airport is just 22.5 miles distant. Gresham's School, a prestigious independent school founded in 1555 is central to the town's history and identity.

ENTRANCE HALL

Storm porch and half-glazed door, staircase to first floor with storage recess under, doors to;

SITTING ROOM

3.90m x 2.66m (12' 10" x 8' 9")

Window to front, coved ceiling, opening to;

DINING ROOM

3.70m x 3.69m (12' 2" x 12' 1")

Triple windows to rear, tiled fireplace, coved ceiling.



KITCHEN

2.60m x 1.90m (8' 6" x 6' 3")

Door and window to rear, range of floor and wall mounted storage units, worksurfaces with inset stainless steel sink unit, recess for cooker, airing cupboard.

LANDING

Window to side, loft access, doors to;

BEDROOM 1

3.90m max x 2.80m (12' 10" max x 9' 2")

Window to rear, wardrobe cupboard.

BEDROOM 2

3.90m max x 3.41m (12' 10" max x 11' 2")

Window to front.

BEDROOM 3

2.72m x 2.49m (8' 11" x 8' 2")

Window to front, bulk-head storage cupboard.

BATHROOM

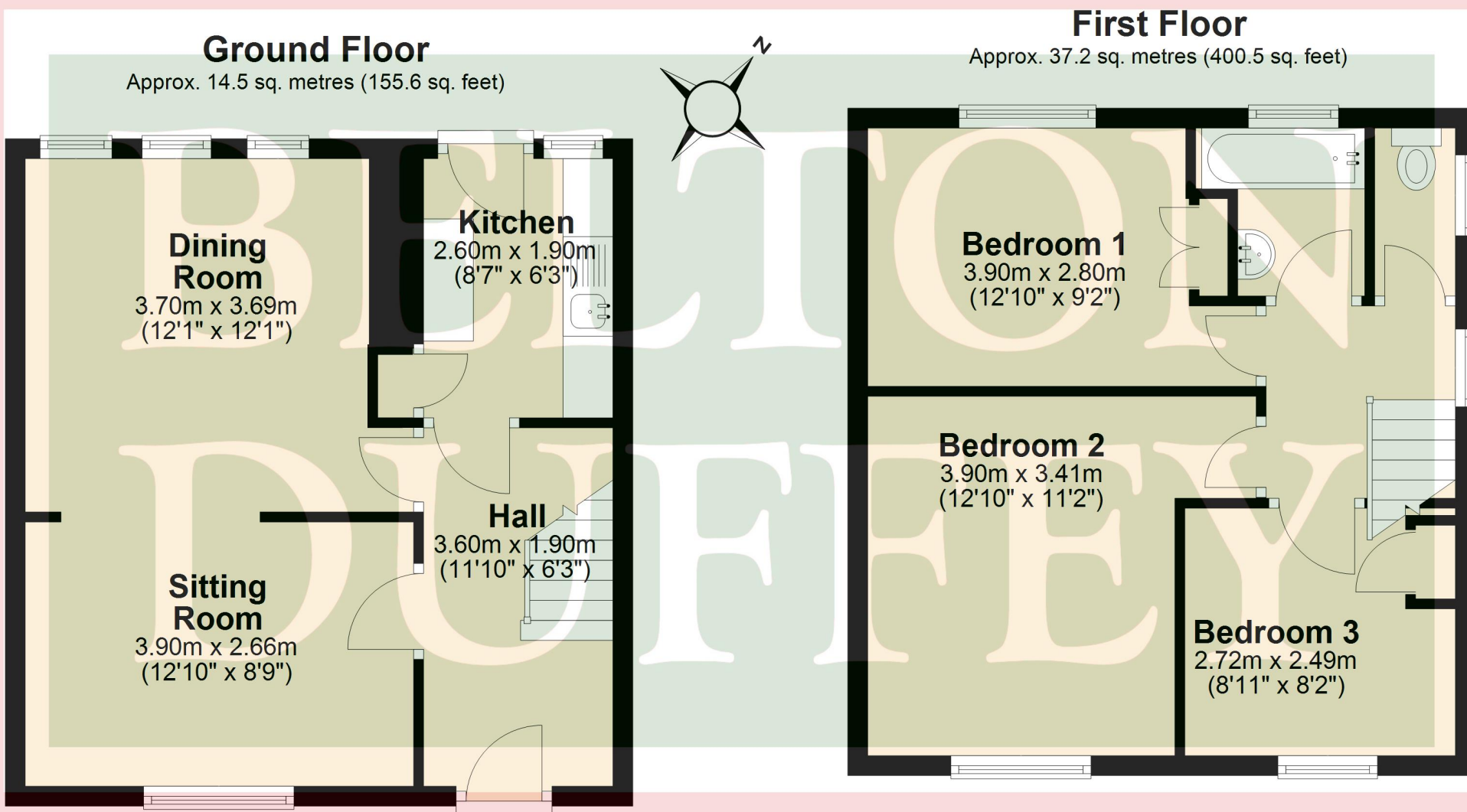
Window to rear, panelled bath, wall mounted wash basin, splashback tiling, wall mounted electric bar heater.

SEPARATE WC

Window to side, low flush WC.

OUTSIDE

Number 17 occupies a very large triangular shaped plot offering a high degree of privacy which is largely overgrown and does require general cultivation/landscaping. There are numerous timber and brick built storage sheds. There is ample scope for extension and the provision of off road parking subject to the required consents.



DIRECTIONS

Approach Holt from the south-west on the A148 and proceed up the hill as you enter the town until you reach the roundabout signposted left for Sheringham. Take the second exit B1149 Norfolk Road and second left into Edinburgh Road. Elizabeth Crescent is a right hand turn approximately 400m from the junction and number 17 can be identified by the Belton Duffey 'For Sale' board.

If approaching from Sheringham, take the first exit at the roundabout and follow directions as above.

OTHER INFORMATION

Mains water, mains drainage, mains electricity and mains gas. No central heating installed. EPC Rating Band G.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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