



ARNOTT ROAD

Holt, Norfolk, NR25 6EP
Guide Price £265,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

An appealing semi-detached two-bedroom bungalow, pleasantly situated in a quiet residential setting within the sought-after Georgian town of Holt. The well-arranged accommodation comprises an entrance hallway, open-plan kitchen/dining room, living room, conservatory, two double bedrooms and shower room. Further benefits include an attached garage with electric up and over door and a fully enclosed, generous rear garden. Offered with no onward chain, this property presents an excellent opportunity for those seeking a comfortable home in a desirable location.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION

- Semi Detached Bungalow
- Quiet Residential Location
- Popular Georgian Town of Holt
- Open Plan Kitchen/Dining Room
- Living Room
- Conservatory
- Two Double Bedrooms
- Shower Room
- Gas Central Heating
- Attached Garage
- Fully Enclosed Generous Rear Garden
- No Onward Chain
- Perfect Main Home or Investment Opportunity





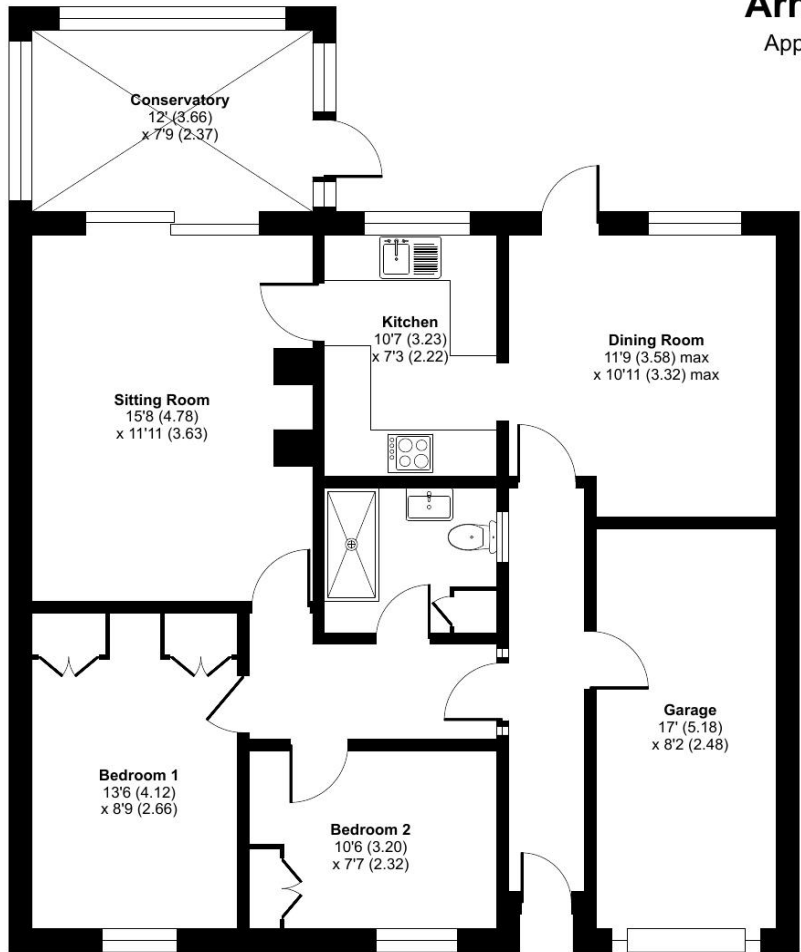
Arnott Road, Holt, NR25

Approximate Area = 893 sq ft / 82.9 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1024 sq ft / 95 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Brown & Co. REF: 1499514

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