

WINNS CLOSE

Holt, Norfolk, NR25 6NQ Guide Price £450,000



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 and close to this property, originally founded in 1515 it provides preprep, 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-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

Leave the Agents Holt office and turn right. Proceed down the High Street and turn right onto New Street (Cley Road). Take the fourth turning left onto Pereers Close and then take the first right hand turning onto Winns Close. The property can be found after a short distance on the right hand side.

DESCRIPTION

A generous two bedroom detached bungalow situated close to the centre of Holt with accommodation comprising: entrance hall, open plan living room/dining room, kitchen, conservatory, two double bedrooms, one with en-suite shower room and a family bathroom. To the outside of the property is a well-proportioned garden together with an attached single garage and ample off road parking.

SPECIFICATION

- Detached Bungalow within walking distance of Holt town centre.
- Double glazing and gas fired central heating.
- Large L-shaped open plan living room/ dining room.
- Two double bedrooms including master bedroom with ensuite shower room and double built in wardrobes.
- Family bathroom.
- Driveway offering ample off road parking.
- Attached single garage.
- Bright and open landscaped rear garden with summerhouse, shed and greenhouse.
- Close to Gresham's School.

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.









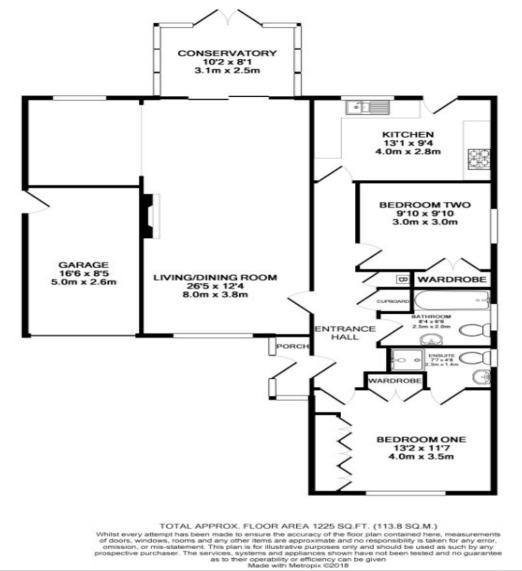












Energy Performance Certificate



8, Winns Close, HOLT, NR25 6NQ

Dwelling type: Detached bungalow 8404-8166-9029-2507-7183 Date of assessment: 06 September 2018 Date of certificate: 06 September 2018 Type of assessment: RdSAP, existing dwelling

Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures

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Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 2,925 £ 369
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 207 over 3 years	
Heating	£ 2,319 over 3 years	£ 2,178 over 3 years	You could
Hot Water	£ 264 over 3 years	£ 171 over 3 years	save £ 369
Totals	£ 2,925	£ 2,556	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by interogeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely

The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual

Top actions you can take to save money and make your home more efficient Typical savings over 3 years £4,000 - £6,000 1 Floor insulation (solid floor) £35 2 Low energy lighting for all fixed outlets £ 111 3 Solar water heating £4.000 - £6.000 £ 93

See page 3 for a full list of recommendations for this property

nended measures and other actions you could take today to save money, visit tor or call 0300 123 1234 (standard national rate). The Green Deal may enable y

IMPORTANT NOTICES

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