



ARKELL AVENUE HOLT, NR25 6FQ

£230,000
FREEHOLD

A stunning and modern 2 bed mid-terrace located just on the edge of the town with off road parking and a private garden. Viewing is highly advised. Call Henleys for further details.


HENLEYS
Residential Sales & Lettings

ARKELL AVENUE

- Modern build
- 2 bedrooms
- Parking for 2 cars
- Private garden
- End of cul-de-sac location
- Stunning condition

OVERVIEW

This modern 2 bed mid-terrace home is located at the end of a cul-de-sac on the outskirts of the town. The property is in superb condition throughout and has the benefit of off road parking for two cars.

FIRST IMPRESSIONS

To the front of the property is a small garden with shrubs. A footpath leads to the front door.

ENTRANCE HALL

From the hall, doors open to the lounge, kitchen and WC. Stairs rise to the first floor.

LOUNGE

Double glazed window to the rear aspect and French doors opening to the rear garden. Radiator, carpeted flooring, TV and satellite points. Under stairs storage cupboard.

WC

WC, wash basin, radiator and vinyl flooring.

KITCHEN

Double glazed window to the front aspect. The kitchen has wall and base units rolled edge worktops, stainless steel sink, built in oven, gas hob and hood, space for upright fridge/freezer, space for washing machine, Space for slimline dishwasher, tiled floor, concealed wall mounted gas boiler.

FIRST FLOOR LANDING

Doors open to the two bedrooms, the bathroom and airing cupboard. Carpeted flooring and radiator.

FRONT BEDROOM

Double glazed window to the front aspect, radiator and carpeted flooring.

REAR BEDROOM

Double glazed window to rear aspect with carpeted flooring, radiator, and a built-in wardrobe, .

BATHROOM

Double glazed window to the front aspect. Panelled bath with shower above and screen, vinyl flooring, Dual-flush WC, pedestal wash basin, radiator, shaver point, and extractor fan.

REAR GARDEN

Enclosed rear garden with artificial grass and paved path to gate which provides access to the parking area. Deck and outside tap.

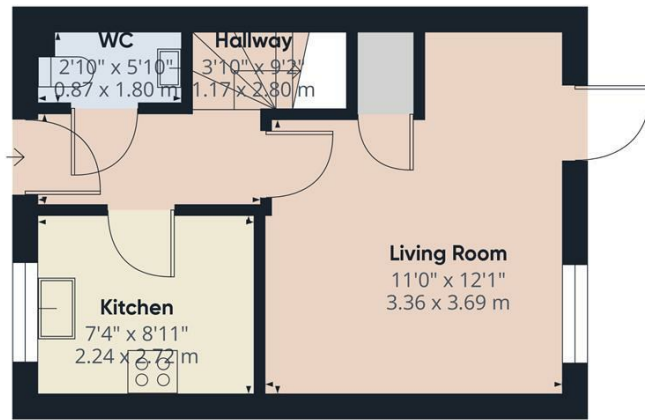
PARKING

Allocated tandem parking for two cars to one side of the row of terrace.

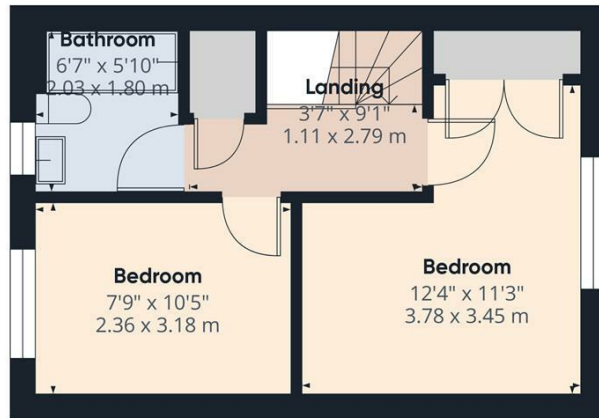


6 ARKELL AVENUE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
599.32 ft²
55.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	