



HOLT ROAD GRESHAM, NR11 8AD

£250,000
FREEHOLD

The deceptively spacious period 3 bed cottage requires some updating but has enormous potential. It has off road parking, a courtyard garden and is being sold with no upward chain!

H
HENLEYS
Residential Sales & Lettings

HOLT ROAD

- 3 Bedrooms • Large lounge • Studio • Parking and garage • No upward chain



AREA

Gresham is a small and pleasant rural village close to Holt in semi-rural wooded surroundings southwest of Sheringham and Cromer. It has an interesting church with a much-organised Victorian remodelled exterior. However, once inside, you find it whitewashed and free of any decoration. The church used to be Anglo Catholic but was 'persuaded' to be Protestant by a Consistory Court in the 1940's. The church, with its 14th century chancel, is a magnet for church explorers, because it contains one of the best of the East Anglian seven-sacrament fonts series. It is also the ancestral home of the Gresham family, founders of Gresham's School and the Royal Exchange.

FIRST IMPRESSIONS

The property is set back slightly off the road which runs through the village. To the front are flower beds. To the side is an off road parking area and a driveway to the garage. The main entrance is to the side aspect.

LOUNGE/DINING ROOM

A uPVC glazed door opens directly into the lounge/dining room. This room has double glazed windows to the front aspect with a feature exposed brick fireplace (not currently in use) fitted carpets and radiators. A timber latched door opens into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed window to the side aspect. Latched timber doors open to the inner hallways and the wet

room. The kitchen has a range of timber base and wall units with wooden worktops over and an inset stainless steel sink and draining board. Built-in appliances include an electric double oven and grill and a four ring halogen hob with a filter extractor unit over. Under counter spaces for a washing machine, dishwasher and further space for an upright fridge freezer. Solid tiled flooring and tiled splash backs to the work surfaces.

WET ROOM

Double glazed opaque window to the side aspect. Shower area, a WC and a sink.

INNER HALLWAYS

There are two inner hallways leading to the three bedrooms.

INNER HALL/UTILITY AREA

A glazed uPVC door opens to the rear courtyard. A latched door opens to the master bedroom and a period solid oak door opens to the further inner hallway. In one corner is the oil fired boiler.

MASTER BEDROOM & EN SUITE

Double glazed window to the rear aspect with carpeted flooring and a radiator. A latched door opens to the en-suite. In one corner of the room is a storage cupboard. EN-SUITE BATHROOM: Double glazed opaque window. Bath, WC and wash hand basin. Chrome towel rail heater.

BEDROOM 2 & 3

Two double bedrooms to the front aspect with carpeted flooring and radiators.

STUDIO AND GARAGE

Accessed from the rear courtyard, a door opens to a studio/hobby room. To the rear of this room is an access door to the garage which has an up and over door to the front.

EXTERIOR

To the front is a raised garden bed, to the side is a lawned area. The rear courtyard is mainly laid to patio with a flower bed and the oil tank.

SERVICES

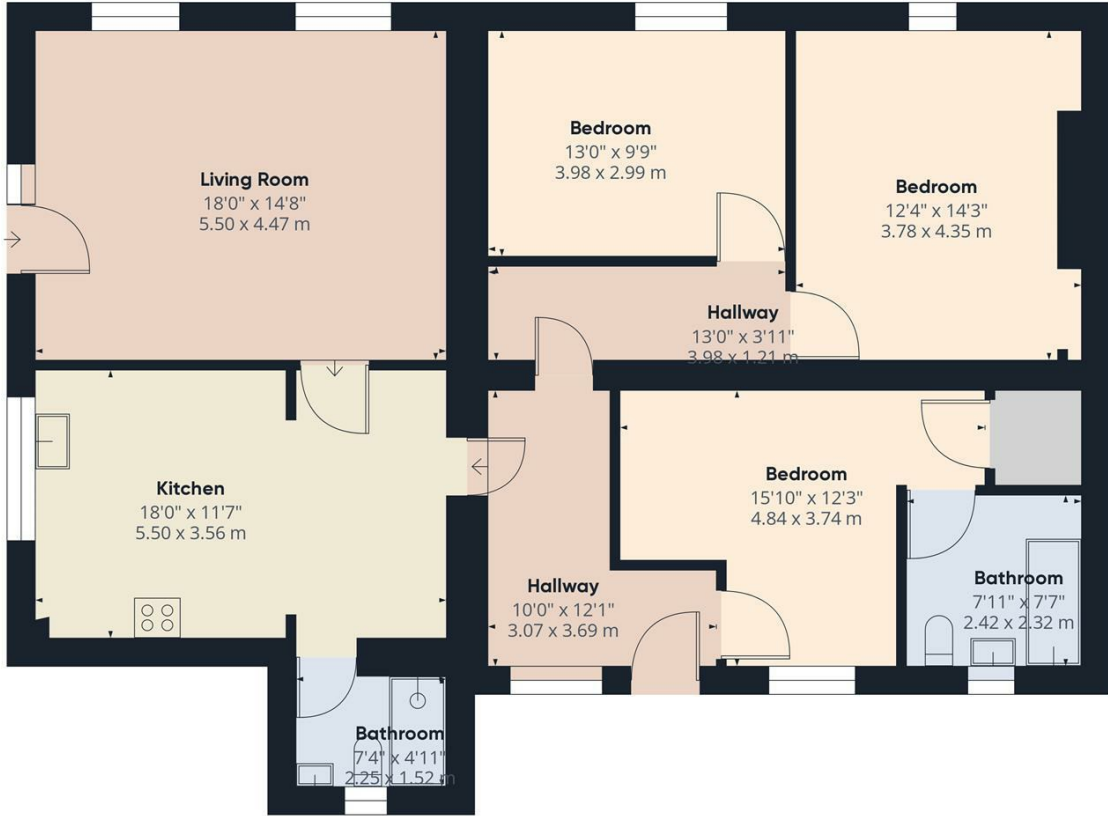
Mains drainage and electricity.

COUNCIL TAX

Band B

THE OLD POST OFFICE HOLT





Approximate total area⁽¹⁾
1190.87 ft²
110.64 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements