

# Arnolds | Keys



**14 Lowes Avenue, Holt, NR25 6JS**

**Price Guide £290,000**

- Cul-de-sac location
- Contemporary styled interior
- Easy to manage gardens
- Gas central heating
- Beautifully presented
- Two bedrooms
- Walking distance of Town Centre
- Sealed unit glazing



# 14 Lowes Avenue, Holt NR25 6JS

This is a beautifully presented detached house enjoying a cul-de-sac position on this popular residential development just south of the Town and within walking distance of the shops. Built in 1984 as a three bedroom property, the accommodation has been re-modelled to provide a beautifully proportioned two bedrooms home.

The accommodation has gas central heating throughout and the windows have been replaced with UPVC sealed units. The property stands in gardens arranged for ease of maintenance and has off-road parking and a garage.



Council Tax Band: C



## ENTRANCE LOBBY

Part glazed entrance door and side panel, contemporary styled radiator, archway and stairs to first floor. Door opening to:

## SITTING ROOM

A beautifully light room with a wide bay window to front elevation, radiator, provision for wall mounted TV, archway leading to:

## KITCHEN/DINER

An open plan design with a carpeted area for dining with a window to rear garden and radiator. The kitchen area has a mosaic style tiled floor and offers a comprehensive range of base and wall storage cupboards, inset stainless steel sink unit, provision for washing machine and dishwasher, inset four ring gas hob with filter hood above and double oven beneath, contemporary style radiator, wall mounted gas boiler providing central heating and domestic hot water, tiled splashbacks. Door to side, large built in understairs cupboard.

## FIRST FLOOR

### LANDING

Doors to all rooms, window to side aspect, access to roof space.

### BATHROOM

Re-fitted with a contemporary suite of close coupled w.c., wash basin on vanity unit with tiled splashbacks and drawers beneath, panelled shower bath with mixer shower above with spray and drench heads and glass screen. Part tiled walls, window to rear, chrome heated towel rail.

### BEDROOM 1

Formerly two rooms but now one large bedroom with two windows to the front aspect, radiator, shelved recess.

### BEDROOM 2

Window to rear aspect, radiator.

### OUTSIDE

Attached brick built GARAGE with up and over entrance door, electric light and power point.

### GARDENS

To the front of the property is a concrete driveway providing additional off-road parking. There is also

a shingled area to the front which could provide additional parking if required. A gated access then leads to the fully enclosed rear garden which is also arranged for ease of maintenance and in the style of a courtyard with paving and established shrub borders.

### AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C.








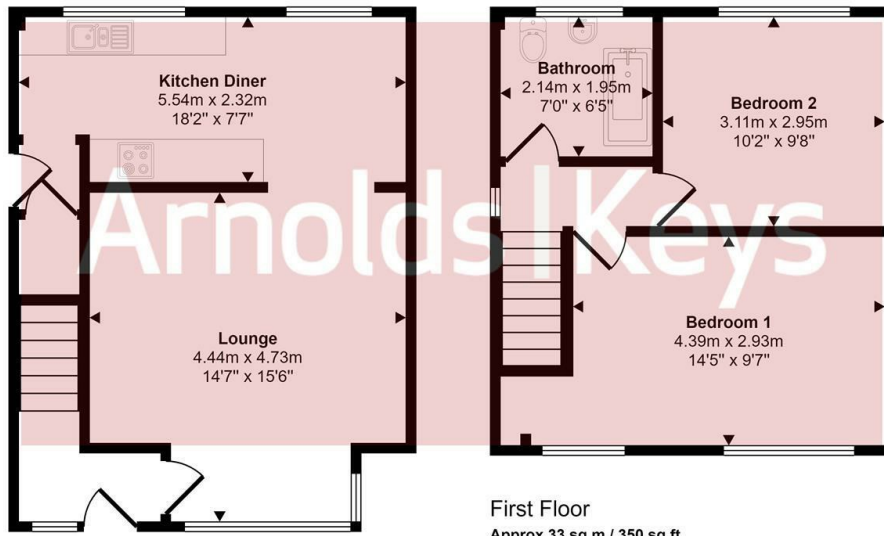
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Approx Gross Internal Area  
71 sq m / 761 sq ft



**Ground Floor**  
Approx 38 sq m / 411 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.