

# Arnolds | Keys



## 3 Pintail Close, Salthouse, Holt, NR25 7XW

Price Guide £325,000

- No onward chain
- Outstanding views to the front
- Two bedrooms
- Allocated of-road parking
- Highly favoured village location
- Easy to manage gardens
- Electric off-peak heating
- Some updating required

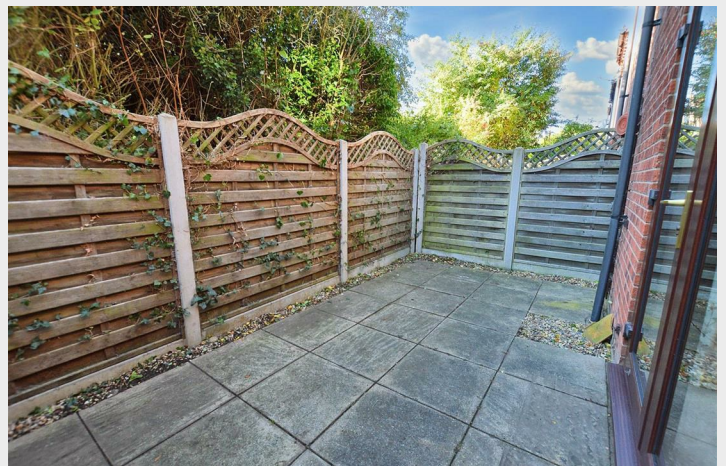
# 3, Pintail Close, Salthouse, Holt, NR25 7XW

Offered with no onward chain is this end terraced house located in the highly favoured coastal village of Salthouse and enjoying outstanding views to the coastline from the front elevation. The property is constructed in the traditional Norfolk style of brick and flint faced elevations beneath a tiled roof. The property has been an investment property in recent years but would be equally suitable as a permanent home too.

The property is very much in its original specification with the original electric off-peak heating so some updating might be considered, however this is reflected in the Guide Price.



Council Tax Band: C



## **ENTRANCE PORCH CANOPY**

With part glazed entrance door opening to:

## **ENTRANCE HALL**

Stairs to first floor, night storage heater.

## **LOUNGE/DINING ROOM**

Patio doors to rear courtyard, feature fire surround with electric log-effect fire, provision for TV, night storage heater.

## **KITCHEN**

Fitted with a comprehensive range of oak faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset sink unit, point for electric cooker, provision for washing machine, window to front aspect.

## **FIRST FLOOR**

### **LANDING**

Access to roof space, night storage heater.

### **BEDROOM 1**

Window to rear aspect, oil-filled radiator.

### **BATHROOM**

Three-piece suite of panelled bath with shower and screen above, pedestal wash basin, close coupled w.c., tiled floor and splashbacks, window to side aspect.

### **BEDROOM 2**

Dormer window to front aspect with outstanding coastal views, oil-filled radiator, fitted airing cupboard housing lagged cylinder with immersion heater and shelving.

## **OUTSIDE**

To the front of the property is an open plan, lawned garden and steps leading to the front entrance door. The rear garden is fully enclosed and arranged in a courtyard style. There are two allocated parking spaces in the shingled area at the front.

## **AGENTS NOTE**

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax Rating of Band C



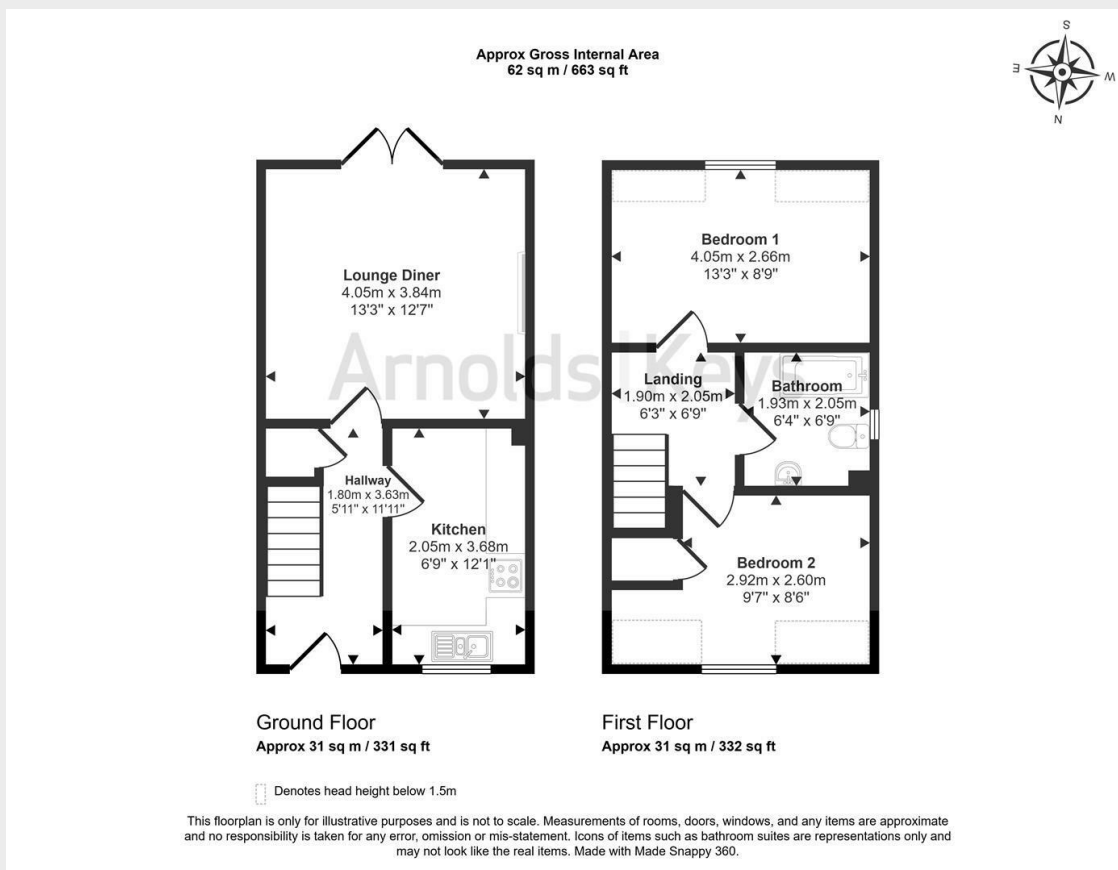


## Viewings

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>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>56</b>
(55-68) <b>D</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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

