

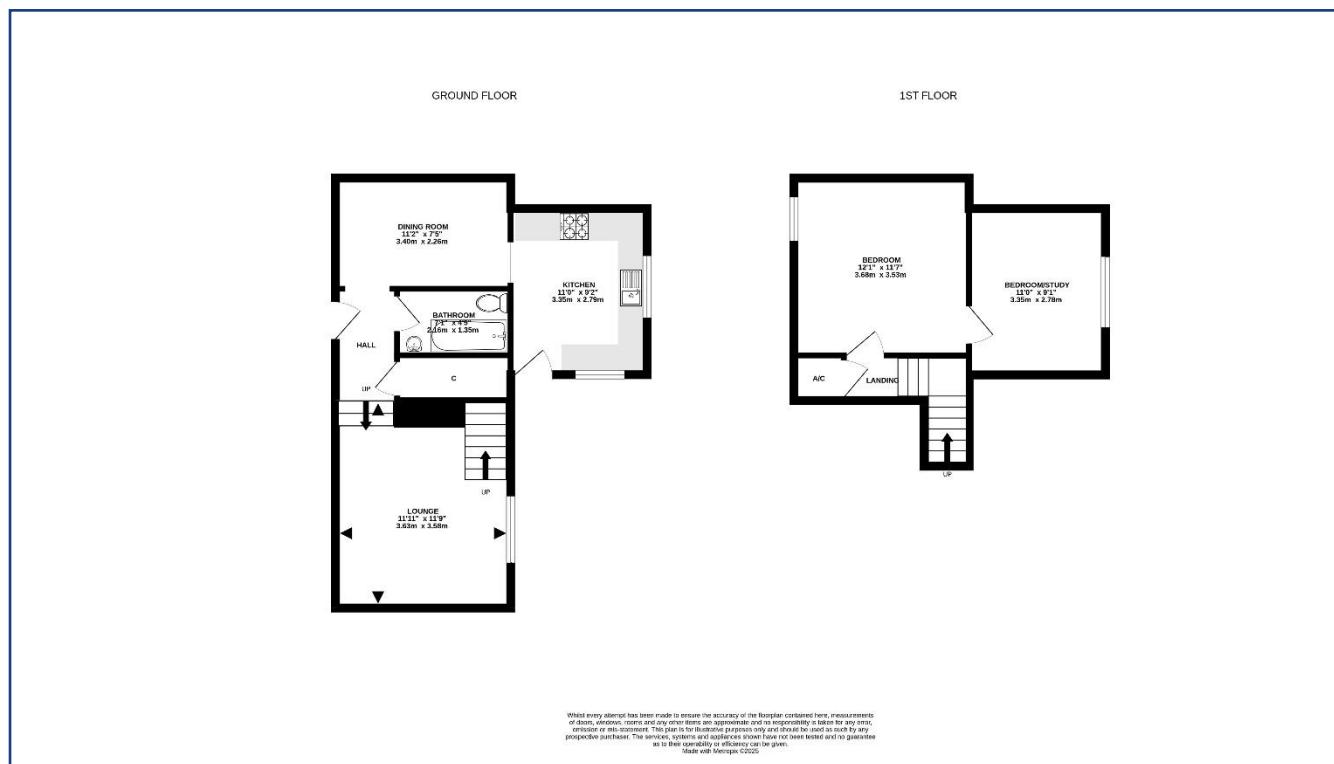


ICONIC
ESTATE AGENTS

Holt Road, Field Dalling, Holt
£210,000 Freehold



- Flint Faced Character Cottage
- Entrance Hallway
- Two Bedrooms
- Fitted Kitchen
- Dining Room With Exposed Beams
- Spacious Lounge With Vaulted Ceiling & Exposed Beams
- Three Piece Family Bathroom Suite
- Enclosed Garden
- Shingled Parking Area Plus Allocated Parking
- EPC Rating E / Council Tax Band B



Agents notes:- This property is affected by an S157 restriction which means that any potential buyers would need to qualify to purchase this property. Any buyers would be required to have lived or worked in Norfolk for at least three years at the date of purchase. The S157 covenant on the property requires council approval of any prospective purchaser. A purchaser of a property subject to a S157 restriction, is required by the council to sign an undertaking to use the property as their principal home, or to let it as a principal home to someone who also meets the S157 restriction criteria. This means that a property with a S157 restriction can never be used as a second home. This also applies to lettings as well. A prospective tenant must have lived or worked in Norfolk for three years at the tenancy start date.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.