



**Tunn Street, Fakenham NR21 9BJ**

**welcome to**

**Tunn Street, Fakenham**

A fantastic opportunity to purchase a spacious and well presented apartment situated over two floors in a Grade II listed property in Fakenham town centre. This property has been modernised throughout and benefits from two double bedrooms, open plan kitchen / diner, lounge and off road parking.



### Entrance Hall

Front door into entrance hall, wood flooring, radiator, ceiling light and stairs lead to the first floor.

### Kitchen / Dining Room

18' 2" x 13' 1" 1 (5.54m x 3.99m 1)

Modern kitchen fitted with wall & base cupboards with work surfaces, spaces for a range of base washing machine and fridge freezer. Built in oven with hob over, extractor over, brick work effect wall tiling, shelving, down lighters and uPVC windows to the side and front of the property.

### Lounge

14' 6" x 8' 9" (4.42m x 2.67m)

Wood flooring, shelving, built in storage cupboard, ceiling light, radiator and uPVC window to the side of the property.

### Bedroom One

9' 4" x 8' 9" (2.84m x 2.67m)

Wooden flooring, ceiling light, built in wardrobe and uPVC window to the side of the property.

### Bathroom

Suite comprising of corner shower cubicle with shower over, WC, sink, ceiling light, ceramic tiled flooring, heated towel rail, tiled splash black, wood panelling and uPVC window to the side.

### Second Floor Area (1)

8' 10" x 9' 3" (2.69m x 2.82m)

Stairs lead up to open plan area split into two areas by staircase, carpet, exposed timbers and door to good sized storage.

### Second Floor Area (2)

14' 4" x 9' 2" (4.37m x 2.79m)

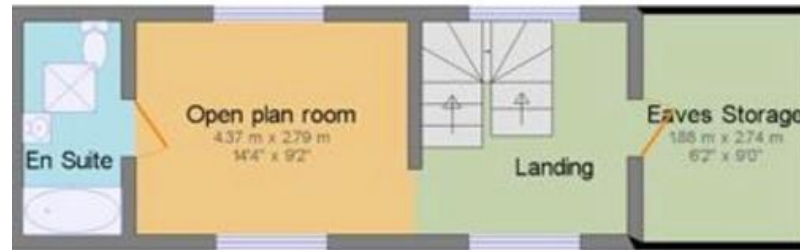
Open plan area yet split into two areas by a staircase, exposed timbers, carpet, door to bathroom, and two uPVC windows to the side with a window seat.

### Bathroom En Suite

Panelled bath with shower attachment over, sink, shaver socket light, restricted head height due to sloping ceiling, WC, ceramic tiled flooring, tiled splash backs, skylight window to the side aspect. Restricted head height due to sloping ceiling.

### Outside

Outside there is a parking area and an outbuilding.



First Floor



**view this property online** [williamhbrown.co.uk/Property/FKM107525](http://williamhbrown.co.uk/Property/FKM107525)



welcome to

## Tunn Street, Fakenham

- Offered with no chain
- Two double bedrooms
- Two bathrooms
- Immaculately presented
- Town centre location with parking

Tenure: Leasehold EPC Rating: Awaiting

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FKM107525](http://williamhbrown.co.uk/Property/FKM107525)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
FKM107525 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**williamhbrown.co.uk**