



Bramble Court, Fakenham NR21 8PJ

welcome to

Bramble Court, Fakenham

A three bedroom detached bungalow which is perfectly located within a popular residential area of Fakenham. The bungalow itself boasts three bedrooms, family bathroom, modern fitted kitchen and a lounge/diner. Boasting off road parking along with a garage & rear garden which is mostly laid to lawn.



Entrance Hall

Radiator, airing cupboard and door to the front of the property.

Lounge

21' 9" x 12' 6" (6.63m x 3.81m)

Kitchen

10' 6" x 8' 2" (3.20m x 2.49m)

Kitchen with wall and base units, integrated oven, gas hob, extractor, space for fridge freezer, washing machine and dishwasher, tiled floor, tiled splashback, radiator, door to the rear and uPVC window to the side of the property.

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom Two

14' 2" x 9' 9" (4.32m x 2.97m)

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)

Loft access, radiator and uPVC window to the side of the property.

Bathroom

Suite comprising of walk in double shower, WC, wash hand basin, shaver point, fully tiled, radiator and uPVC window to the side of the property.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Bramble Court, Fakenham

- GUIDE PRICE £300,000-£325,000
- DETACHED BUNGALOW
- OFF ROAD PARKING & GARAGE
- NICELY PRESENTED
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107752 - 0005

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.

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