



**Queens Road, Fakenham NR21 8BU**



**welcome to**

**Queens Road, Fakenham**

William H Brown are pleased to offer this well-presented 3 bedroom detached character property. Built in 1887 'Rose Cottage' is situated within walking distance to the beautiful town centre, this stunning house lies on an ever popular road. Viewing essential!



## Lounge

12' 2" 4 x 11' 7" ( 3.71m 4 x 3.53m )

Radiator, Woodburner and uPVC to the front and side of the property.

## Dining Room

12' 5 x 11' ( 3.66m 5 x 3.35m )

Radiator and brick Fireplace with tiled half.

## Kitchen

16' 6" 6 x 8' 7" ( 5.03m 6 x 2.62m )

Kitchen with built in appliances, Electric Oven, Gas Hob, Sink and Drainer, Tiled Splashback, Wall and Base Units, Feature Beams, Radiator, Breakfast Bar and Two uPVC window's to side of the property.

## Utility Room

Loft Access, Sink and Drainer, Boiler, plumbing for Washing Machine and uPVC window to the side of the property.

## Bedroom One

12' 6" x 11' 6" ( 3.81m x 3.51m )

Built in Cupboards,Two Radiator's and uPVC window to the front and side of the property.

## Bedroom Two

8' 10" x 11' 1" 6 ( 2.69m x 3.38m 6 )

Radiator and uPVC window to the side of the property.

## Bedroom Three

9' 5" 4 x 8' 8" 6 ( 2.87m 4 x 2.64m 6 )

Radiator and uPVC Window to the side of the property.

## Bathroom

Suite comprising of WC, Wash Hand Basin, Shower Cubicle, Bath with Tiled Splashback, Rail,Tiled flooring and uPVC window to the side of the property.



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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## Queens Road, Fakenham

- £300,000-£315,000 Guide Price
- Master With En-suite
- Lounge with wood burner
- Enclosed Garden
- Gas Heating

Tenure: Freehold EPC Rating: D

guide price

**£300,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
FKM107524 - 0007

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.



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