





# welcome to

# **Lichfield Street, Fakenham**

Located close to Fakenham town centre is this deceptively spacious terraced house! The property benefits from four bedrooms, with two bathrooms, a spacious kitchen and lounge/dining room. Externally there is a generous garden and a timber garage. Viewing recommended!

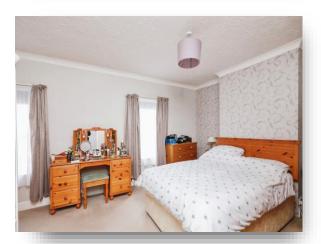












#### **Entrance Hall**

Staircase leading up to the first floor.

## **Lounge / Diner**

25' 4" x 12' (7.72m x 3.66m)

Exposed brick fireplace housing a multi-fuel stove with granite hearth, radiator, fitted cupboard and window to the front.

#### Kitchen

13' 4" x 9' 1" ( 4.06m x 2.77m )

Kitchen with wall and base units with laminate worktops, stainless steel sink, tiled splashback, integrated double oven, gas hob, extractor, fridge freezer space, plumbing for a washing machine and dishwasher, radiator, tiled floor, part timber panelled walls and a window to the side.

#### **Rear Porch**

Space for a tumble dryer, windows to the side, rear and door leading outside to the rear of the property.

#### **Bathroom**

Suite comprising of panelled bath with an electric shower, pedestal wash basin with a shaver point, WC, vinyl flooring, tiled walls, extractor fan, radiator and window to the side.

## Landing

Staircase up to the second floor.

#### **Bedroom One**

15' 4" x 11' 10" ( 4.67m x 3.61m ) Large velux window to the front.

### **Bedroom Two**

15' 4" x 11' 10" ( 4.67m x 3.61m ) Radiator and 2 windows to the front.

#### **En Suite**

Shower cubicle with an electric shower, pedestal wash basin, WC, tiled floor and walls, extractor fan.

#### **Bedroom Three**

12' x 10' (3.66m x 3.05m) Radiator and a window to the rear.

#### **Bedroom Four**

9' 2" x 7' 11" ( 2.79m x 2.41m ) Radiator and a window to the rear.

#### Outside

The rear garden is laid to lawn with hedged and fenced boundaries, concrete walkway, timber garden shed, coal store and a summerhouse.

### **Timber Garage**

With double doors to the front

## **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party





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# **Lichfield Street, Fakenham**

- Extended terraced house
- Four bedrooms
- Two bathrooms
- Lounge / diner and spacious kitchen
- Generous garden & garage

Tenure: Freehold EPC Rating: D

£250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: FKM107684 - 0002 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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01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk