







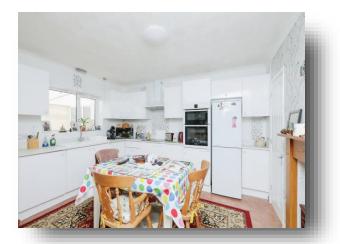


welcome to

San Remo Heath Lane, Fakenham

A three bedroom semi detached bungalow perfectly located on a sought after road in the popular town of Fakenham. The bungalows boasts three good sized bedrooms, modern kitchen, wet room, lounge and garage. The property benefits from ample parking and private rear garden ** VIEWING ESSENTIAL **













Entrance Hall

Storage cupboard, radiator and door to the front,

Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

Electric fireplace, TV point, radiator and uPVC window to the front of the property.

Kitchen

13' x 12' 1" (3.96m x 3.68m)

Kitchen with wall and base units, electric hob, double eye level oven, feature fireplace, tiled floor and splashback, radiator, sink with drainer, pantry cupboard, space for fridge freezer and uPVC window to the rear of the property.

Conservatory

11' 11" x 8' 10" (3.63m x 2.69m)

Plumbing for washing machine, sink with drainer, tiled floor and door to the side.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Radiator and uPVC window to the front of the property.

Bedroom Two

12' 1" x 8' 11" (3.68m x 2.72m)

Radiator and uPVC window to the side of the property.

Bedroom Three

8' 11" x 8' 1" (2.72m x 2.46m)

Wall radiator and uPVC window to the rear of the property.

Wet Room

Suite comprising of shower, WC, wash hand basin, extractor, fully tiled and uPVC window to the rear.

Garage

Electric up and over door with power and light.

Shed

2 outbuildings with power and light.

Outside

Front drive comprising of gravel area and concrete driveway providing ample off road parking.

Rear garden offering a high degree of privacy which is fully enclosed laid to lawn with mature shrub boarder and patio.



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 must rely upon its your floor you would be a provinced agent and the provinced agent agent and the provinced agent agent agent and the provinced agent age





welcome to

San Remo Heath Lane, Fakenham

- £300,000-£310,000 GUIDE PRICE
- POPULAR LOCATION
- MODERN KITCHEN
- PRIVATE GARDEN
- AMPLE PARKING

Tenure: Freehold EPC Rating: D

guide price

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107890



Property Ref: FKM107890 - 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.





01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.