

The Dehn Station Road, Great Ryburgh FAKENHAM NR21 0DX



welcome to

The Dehn Station Road, Great Ryburgh FAKENHAM

A three bedroom detached bungalow situated within Great Ryburgh. The property boasts off road parking, three bedrooms, large lounge with wood burner and private rear garden. ** VIEWING ESSENTIAL **













Hall

Door to front, window to front, lounge and side.

Lounge

14' 1" x 14' (4.29m x 4.27m) Fire place with wood burner and mantle over, 1/2 panelled wall, carpet and window to the front.

Kitchen

24' 4" x 6' ($7.42m \times 1.83m$) Kitchen with wall and base units, stainless steel sink with drainer, cooker with electric hob, ceiling lights, tiled floor and sky light.

Bedroom One

12' x 10' 2" ($3.66m\ x\ 3.10m$) Window to the side of the property.

Bedroom Two 9' 8" x 12' 6" (2.95m x 3.81m) Bedroom Two

Bedroom Three 6' 6" x 12' (1.98m x 3.66m) Storage cupboard and window to the side of the property.

Hall Windows to side and bedroom 3.

Utility Base units and door to rear and side.

Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin and window to the side of the property.



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 own inspection(s). Powered by www.focalagent.com



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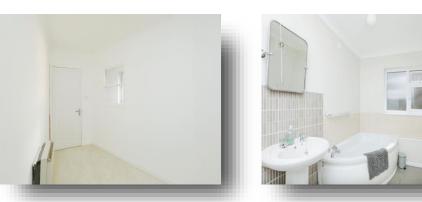
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The Dehn Station Road, Great Ryburgh FAKENHAM

- DETACHED BUNGALOW
- THREE BEDROOMS
- NICELY PRESENTED
- PRIVATE REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: F

guide price **£230,000**



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Property Ref: FKM107819 - 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.

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