



Railway Close, Fakenham NR21 8BD

welcome to

Railway Close, Fakenham

A three bedroomed semi-detached home well situated within a quiet cul de sac. Providing you with ample living space perfect for a modern town lifestyle.



Entrance Hall

Door to the front, stairs to first floor and storage cupboard.

Lounge / Dining Room

18' 7" x 11' 9" (5.66m x 3.58m)

Radiator, double doors to garden and uPVC window to the rear.

Kitchen

9' 3" x 12' 4" (2.82m x 3.76m)

Kitchen with wall and base units, space for cooker, dishwasher, washing machine, radiator and uPVC window to the front.

Cloakroom

WC, wash hand basin and uPVC window to the front.

Landing

Storage cupboard.

Bedroom One

9' 3" x 10' 2" (2.82m x 3.10m)

Two storage cupboards (one previously en-suite converted into home office with plumbing left in place should it need to be converted back) and uPVC window to the front.

Bedroom Two

9' 4" x 10' (2.84m x 3.05m)

uPVC window to the rear.

Bedroom Three

8' 9" x 9' 7" (2.67m x 2.92m)

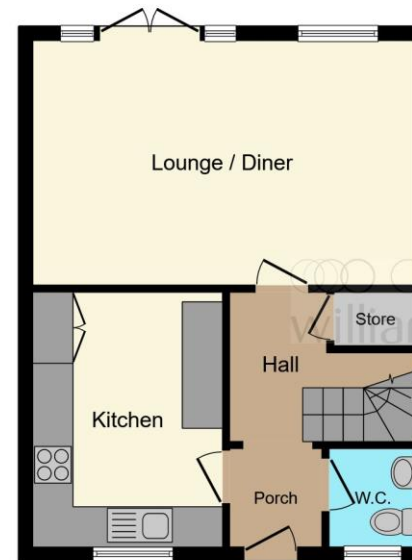
uPVC window to the rear.

Bathroom

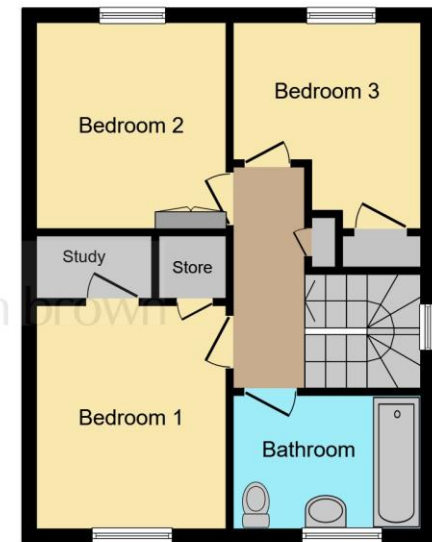
Suite comprising of bath with shower over, WC, wash hand basin and uPVC window to the front.

Outside

Rear garden fully enclosed, laid to lawn with patio and decking seating area.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/FKM107992



welcome to

Railway Close, Fakenham

- CLOSE PROXIMITY TO TOWN CENTRE
- THREE BEDROOMS
- AIR-CONDITIONING
- OFF-ROAD PARKING
- SECLUDED GARDEN

Tenure: Freehold EPC Rating: C

£265,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM107992](https://www.williamhbrown.co.uk/Property/FKM107992)



Property Ref:
FKM107992 - 0004

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk