









# welcome to

# **Green Lane Estate, Pudding Norton Fakenham**

Don't miss out on this unique opportunity to purchase this two bedroom park home set in a popular location briefly comprising of: entrance porch, kitchen, lounge, 2 bedrooms, bathroom and enclosed garden.

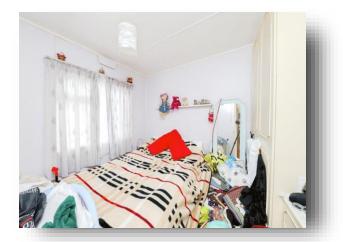
Call now to arrange your viewing!













#### **Entrance Porch**

10' 6" x 6' 10" ( 3.20m x 2.08m )

Window to the side and rear aspect, tiled flooring, plumbing and space for fridge and door to the front.

#### Kitchen

11' 7" x 12' 6" ( 3.53m x 3.81m )

Fitted with a range of wall and base units with worksurfaces over, inset stainless steel sink and drainer with splash backs. Space and plumbing for washing machine, water softener, gas oven and hob. Boiler cupboard and two windows to side aspect.

#### Lounge

11' 7" x 12' 6" ( 3.53m x 3.81m )

Windows to the front and side aspect, vaulted ceiling, electric fire place and wood effect flooring.

#### **Bathroom**

Window to the side aspect, heated towel rail, WC, wash hand basin, walk in shower and wood effect flooring.

#### **Bedroom One**

9' 10" x 7' 9" ( 3.00m x 2.36m )

Window to the side aspect, fitted wardrobes, radiator and carpet flooring.

#### **Bedroom Two**

7' 6" x 8' 10" ( 2.29m x 2.69m )

Window to the side aspect, radiator and carpet flooring.

#### Outside

There is a pedestrian gate leading to the enclosed garden area. There is also access to communal car park.



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





### welcome to

# **Green Lane Estate, Pudding Norton Fakenham**

- GUIDE PRICE £70,000 £80,000
- TWO BEDROOMS
- GAS HEATING
- ROLLING FIELDS SURROUNDING
- ENCLOSED GARDEN

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£70,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/FKM108059



Property Ref: FKM108059 - 0010 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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