



Green Lane Estate, Pudding Norton Fakenham NR21 7LU

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 floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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



welcome to

Green Lane Estate, Pudding Norton Fakenham

- TWO BEDROOMS
- GAS HEATING
- ROLLING FIELDS SURROUNDING
- ENCLOSED GARDEN
- CLOSE TO FAKENHAM TOWN

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.

offers over

£60,000



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
FKM108059 - 0014

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