









welcome to

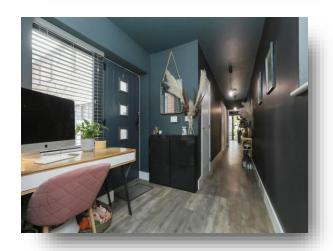
10 The Mews, Fakenham

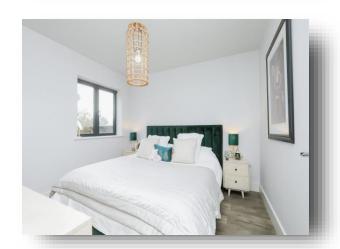
A fantastic two-bedroom bungalow perfectly located within walking distance to the town centre. The property boasts bifolding doors to front and rear aspect leading into the wonderfully landscaped gardens. Newly built in 2019 with added improvements over the years this bungalow is move in ready!













Entrance Hall

Entrance door to the front, UPVC double glazed window to the front and storage cupboard.

Lounge

14' 5" x 11' 5" (4.39m x 3.48m)

UPVC double glazed bi-fold doors opening into the garden and wood effect flooring.

Kitchen

13' 11" x 14' 3" (4.24m x 4.34m)

Fitted with a range of wall and base units, inset sink and drainer with tiled splashbacks. Eye level cooker, gas hob with extractor hood above. Integrated fridge-freezer, double glazed window to the front and bi-folding doors opening into a patio area.

Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

UPVC double glazed window to the front, telephone and TV point and access to the loft.

Bedroom Two

10' 4" x 7' 4" including wardrobes ($3.15m\ x\ 2.24m$ including wardrobes)

UPVC double glazed window to the rear and side and built in wardrobe.

Bathroom

WC, wash hand basin with tiled splashbacks, bath with mixer taps and tiled surrounds and shower cubicle with glass doors and tiled splashbacks. Shavers point, extractor fan and wood effect flooring.

Outside

The rear garden Is fully enclosed and is private, it is mainly laid to lawn with access to the rear of the property to the courtyard area. This is again fully enclosed and offering a high degree of privacy.



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.ocom





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10 The Mews, Fakenham

- IMACULATELY PRESENTED BUNGALOW
- BIFOLDING DOORS
- UNDERFLOOR HEATING
- WALKING DISTANCE TO TOWN CENTRE
- EPC B

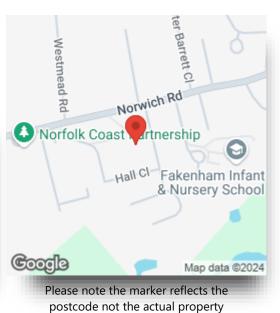
Tenure: Freehold EPC Rating: B

£280,000









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Property Ref: FKM108213 - 0002 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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