



King George Road, Hempton Fakenham NR21 7LP

welcome to

King George Road, Hempton Fakenham

Situated in the tranquil village of Hempton, just on the outskirts of Fakenham, this excellent three-bedroom semi-detached home offers a perfect blend of modern living & country appeal with field views to the rear. Set on a generous plot, the home boasts a large driveway providing ample parking.



Entrance Hall

LVT flooring, stairs to first floor with storage cupboard, cupboard housing fuse box and uPVC window to the rear.

Lounge / Diner

24' 1" x 11' 8" (7.34m x 3.56m)

Woodburner, 2 radiators, ceiling lights, wall lights, LVT flooring, fibre broadband, data points for hard wired internet connection and 2 uPVC windows to the front.

Kitchen

11' 9" x 7' 2" (max) (3.58m x 2.18m (max))

Kitchen with wall and base units, space for cooker, washing machine, fridge/ freezer. tiled splash back, LVT flooring, radiator and uPVC window to the rear.

Outbuilding

12' 5" x 7' 6" (3.78m x 2.29m)

Door to rear garden

Landing

Loft access, spot lights, carpet and uPVC window to the rear

Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m)

Feature wall panelling, fitted double wardrobe, wall lights, radiator, carpet, data points for hard wired internet connection and uPVC window to the front

Bedroom Two

12' 9" x 11' 8" (3.89m x 3.56m)

Storage cupboard, fitted double wardrobe, feature wall panelling, wall lights, radiator, carpet, data points for hard wired internet connection and uPVC window to the front

Bedroom Three

9' 9" x 6' 8" (2.97m x 2.03m)

Feature wall panelling, overstairs cupboard, radiator, carpet, data points for hard wired internet connection and uPVC window to the rear

Bathroom

Suite comprising of bath with waterfall shower, WC, vanity unit with wash hand basin, heated towel rail, electric mirror, airing cupboard, fastwarm electric underfloor heating and uPVC window to the rear.

Agents Note

Section 157 Norfolk restriction - the buyer of the property has to have lived or worked in Norfolk for a period of three years before applying to buy 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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King George Road, Hempton Fakenham

- GUIDE PRICE £270,000-£280,000
- THREE BEDROOMS
- RECENTLY RENOVATED
- VILLAGE LOCATION
- GARAGE & AMPLE PARKING

Tenure: Freehold EPC Rating: C

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107966 - 0008

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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