









## welcome to

# The Green, Hempton Fakenham

A characterful two bedroom cottage in the popular village of Hempton. The cottage boasts an inviting lounge with the potential for a wood burning stove, kitchen & diner, downstairs shower room, two double bedrooms and courtyard to the rear. Boasting views over the village green.













#### **Entrance Porch**

Shelved recess, window to side and door to the front.

#### Lounge

13' 5" x 10' 10" ( 4.09m x 3.30m )

Feature brick fireplace with tiled hearth, radiator and window to the front.

#### Kitchen

10' 6" x 9' 7" ( 3.20m x 2.92m )

Kitchen with wall and base storage units with worksurface over, inset sink with mixer tap, fitted oven with hob and extractor over, radiator, door to staircase to first floor, door into rear lobby and window to the rear.

### Lobby

Door to the rear and plumbing for dishwasher.

#### **Bedroom One**

12' 8" x 10' 8" ( 3.86m x 3.25m )

Feature fireplace, built in wardrobe and wooden window to the front, access to loft via integral loft ladder.

#### **Bedroom Two**

11' 2" x 9' 7" max ( 3.40m x 2.92m max )

Radiator, wooden window to the rear, built in wardrobe.

### **Shower Room ( Ground Floor )**

Suite comprising of shower cubicle, WC, wash hand basin, tiled walls, extractor, radiator and double glazed window to the side.



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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# The Green, Hempton Fakenham

- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- VILLAGE LOCATION
- CLOSE TO FAKENHAM TOWN CENTRE
- PERFECT LOCK AND LEAVE

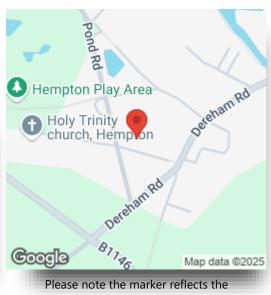
Tenure: Freehold EPC Rating: D

£175,000









postcode not the actual property

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