









## welcome to

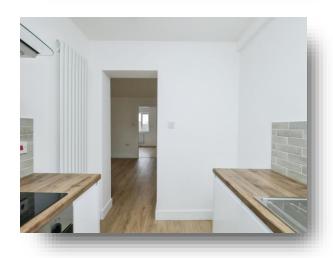
# **Holt Road, Little Snoring Fakenham**

A superbly presented three bedroom semi detached house, in the popular village of Little Snoring. Boasting vast amounts of outside space, with a large garden and ample off-road parking. \*\*OFFERED WITH NO ONWARD CHAIN \*\*













#### **Entrance Hall**

Door to the front, staircase to the first floor landing, laminate flooring and radiator.

## Lounge

13' 9" x 11' (4.19m x 3.35m)

Radiator, understairs storage cupboard, laminate flooring and uPVC window to the front.

## **Dining Room**

13' 9" x 11' 9" ( 4.19m x 3.58m )

Vertical radiator, laminate flooring and uPVC French doors leading outside to the rear garden,

#### Kitchen

8' 10" x 7' 3" ( 2.69m x 2.21m )

Kitchen with wall and base units with laminate worktops, stainless steel sink unit with mixer tap, tiled splashbacks. Integrated oven and hob with an extractor hood over, space for a fridge freezer, radiator and uPVC window to the side.

## **Utility Room**

7' 5" x 2' 10" ( 2.26m x 0.86m )

Worktops with plumbing for washing machine, fitted shelving, laminate flooring and uPVC window to the side.

## Landing

Cupboard housing the hot water cylinder, radiator, loft hatch and uPVC window to the side.

#### **Bedroom One**

13' 9" x 10' 11" ( 4.19m x 3.33m )

Built-in wardrobe, radiator and uPVC window to the front.

#### **Bedroom Two**

11' 7" x 9' (3.53m x 2.74m)

Radiator and uPVC window to the rear.

## **Bedroom Three**

9' x 7' 5" ( 2.74m x 2.26m )

Radiator and uPVC window to the rear.

#### **Bathroom**

Suite comprising bath with a chrome mixer shower over, vanity storage unit with wash basin, WC. heated towel rail, tiled splashbacks, extractor fan and uPVC window to the side.

## **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





## welcome to

# **Holt Road, Little Snoring Fakenham**

- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- LARGE GARDENS
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: E

Council Tax Band: B

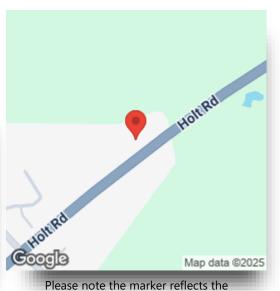
offers in excess of

£260,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108299



Property Ref: FKM108299 - 0007 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 quidance 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

01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk

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.