







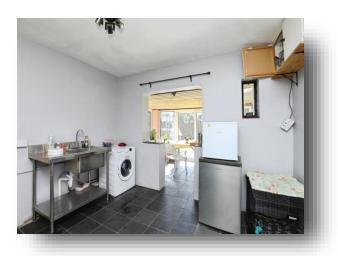


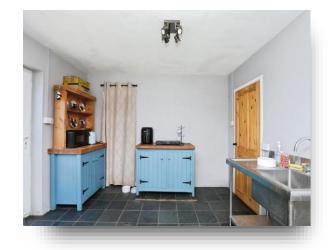
## welcome to

# **Cala Major Heath Lane, Fakenham**

Offered with no onward chain is this detached bungalow which occupies a non-estate position on the outskirts of Fakenham town. Accommodation includes 2 double bedrooms, two reception rooms, a private garden and ample parking. Internal inspection recommended.













### **Entrance Porch**

Tiled floor and door to the front.

### **Entrance Hall**

Wall lights, radiator and door to the front.

## Lounge

14' x 41' (4.27m x 12.50m)

TV point, radiator, coving and uPVC window to the front.

### Kitchen

11' 6" x 10' 5" ( 3.51m x 3.17m ) Kitchen with units, space for cooker, washing machine, pantry and tiled floor.

## Conservatory

11' 4" x 8' 2" ( 3.45m x 2.49m ) Radiator, door to the side and rear.

#### **Bedroom One**

12' x 11' (3.66m x 3.35m) Radiator and uPVC window to the front.

#### **Bedroom Two**

12'  $\times$  11' (3.66m  $\times$  3.35m) Tv point and uPVC window to the rear.

### **Bathroom**

Suite comprising of bath, WC, wash hand basin, fully tiled and uPVC window to the rear.



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

# Cala Major Heath Lane, Fakenham

- Detached bungalow
- Two double bedrooms
- Non estate position
- Garden & ample parking
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/FKM108394



Property Ref: FKM108394 - 0003 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.



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