



25 North Park, Fakenham NR21 9RG

welcome to

25 North Park, Fakenham

A fantastic opportunity to purchase a loved family home within easy reach of the town centre. The property offers flexible & spacious living accommodation, has three bedrooms, convenient kitchen, off road parking and garage.



Entrance Hall

Entrance porch with laminate floor and radiator.

Lounge

11' 3" x 20' 5" (3.43m x 6.22m)

Electric fireplace, radiator, carpet and window to the front and rear.

Kitchen

10' x 8' 6" (3.05m x 2.59m)

Kitchen with wall and base units, space for cooker, washing machine and tumble dryer, sink with drainer, pantry cupboard, door and window to the rear.

Cloakroom

WC, wash hand basin, heated towel rail and window to the front.

Landing

Loft access, carpet and window to the side.

Bedroom One

9' x 8' 7" (2.74m x 2.62m)

Airing cupboard, carpet, radiator and window to the rear.

Bedroom Two

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

Fitted wardrobe, carpet, radiator and window to the rear.

Bedroom Three

11' 5" x 8' 7" (3.48m x 2.62m)

Carpet, radiator and window to the front.

Bathroom

Suite comprising of walk in shower, wash hand basin with vanity unit, WC, heated towel rail and window to the front.



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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welcome to

25 North Park, Fakenham

- THREE BEDROOM SEMI DETACHED
- NEWLY FITTED BATHROOM
- WELL MAINTAINED GARDEN
- DRIVEWAY & GARAGE
- SOLAR PANELS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108371 - 0005

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.

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk