









welcome to

Kings Road, FAKENHAM

William H Brown are pleased to present this well-loved, 3 bedroom semi detached home to the market. Sitting on a sizeable plot on a quiet no through road it makes a perfect family home or first time buy.













Entrance Porch

Double glazed window and door to the front.

Entrance Hall

Radiator and stairs to the first floor.

Lounge/Diner

14' x 21' 4" (4.27m x 6.50m)

Carpet, 2 radiators, double doors leading into garden and double glazed window to the front.

Kitchen

9' 8" x 12' (2.95m x 3.66m)

Kitchen with wall and base units, electric oven, hob with extractor over, dishwasher, space for washing machine, radiator, wooden floor, door to the side and double glazed window to the rear.

Cloakroom

WC, wash hand basin, part tiled and double glazed window to the side.

Landing

Window to the side

Bedroom One

9' 9" x 13' 7" (2.97m x 4.14m)

Feature fireplace, radiator, carpet and double glazed window to the front

Bedroom Two

10' 1" x 10' 5" (3.07m x 3.17m)

Radiator, carpet and double glazed window to the front

Bedroom Three

12' x 7' 7" (3.66m x 2.31m)

Radiator, carpet, airing cupboard and double glazed window to the rear

Bathroom

Suite comprising of bath with overhead shower, WC, wash hand basin, heated towel rail, extractor and double glazed 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





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Kings Road, FAKENHAM

- GUIDE PRICE £240,000 £250,000
- SEMI DETACHED THREE BEDROOM HOUSE
- OPEN PLAN LOUNGE DINER
- OFF ROAD PARKING
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

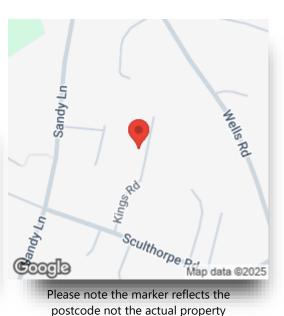
guide price

£240,000









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Property Ref: FKM108410 - 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 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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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.