

East View, Hempton Fakenham NR21 7LW

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welcome to

East View, Hempton Fakenham

A three bedroom semi detached house with the added benefit of potentially adding a detached dwelling (planning reference: PO/22/2984). For more information please contact the branch.













Entrance Porch

Door to the front and two windows to the front and side.

Entrance Hall

Radiator, stairs to the first floor and storage cupboard.

Lounge

22' 3" x 13' (6.78m x 3.96m) Electric fire, two radiators, carpet and two windows to the front.

Kitchen

10' 7" x 14' 6" ($3.23m \times 4.42m$) Kitchen with wall and base units, electric oven and hob, sink with drainer, storage cupboard, ceiling spotlights, radiator, double doors leading to garden and two windows to the side.

Utility Room

Wall and base units with space below for washing machine and tumble dryer, space for fridge freezer and part tiled.

Landing

Window to the rear.

Bedroom One

13' x 13' (3.96m x 3.96m) Fitted cupboards, radiator, carpet and window to the front.

Bedroom Two

9' x 13' 2" (2.74m x 4.01m) Radiator, carpet and window to the front.

Bedroom Three

 $9^{\prime}\,9^{\rm m}$ x $6^{\prime}\,$ (2.97m x 1.83m) Radiator, carpet and window to the rear.

Bathroom

Suite comprising of bath, WC, wash hand basin, part tiled and 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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East View, Hempton Fakenham

- DEVELOPMENT OPPORTUNITY (PO/22/2984)
- THREE BEDROOMS
- SPACIOUS KITCHEN
- LARGE GARDEN
- AMPLE PARKING

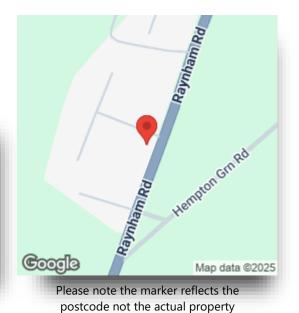
Tenure: Freehold EPC Rating: D Council Tax Band: B

£300,000









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Property Ref:

FKM108120 - 0002

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.

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

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