









welcome to

Rose Walk, Wicken Green Village Fakenham

A two bedroom semi detached bungalow boasting two double bedrooms, bathroom, fitted kitchen, open plan lounge & diner. Offering driveway for two cars and a private low maintenance garden to the rear.













Lounge

17' 2" x 11' 6" (5.23m x 3.51m)

Radiator and double glazed window to the front.

Dining Room

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to the rear.

Kitchen

8' 6" x 12' (2.59m x 3.66m)

Kitchen with wall and base units, space for cooker, plumbing for washing machine, sink with drainer and double glazed window to the rear.

Bedroom One

10' 8" x 16' 1" (3.25m x 4.90m)

Built in wardrobes and double glazed window to the front.

Bedroom Two

8' 9" x 16' 1" (2.67m x 4.90m)

Radiator and double glazed window to the rear.

Bathroom

Suite comprising of shower, WC, wash hand basin, radiator 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





welcome to

Rose Walk, Wicken Green Village **Fakenham**

- TWO DOUBLE BEDROOMS
- **NEW BOILER**
- FITTED KITCHEN
- LOW MAINTENANCE REAR GARDEN
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108074



Property Ref: FKM108074 - 0002 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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