



East View, Hempton FAKENHAM NR21 7LW

welcome to

East View, Hempton FAKENHAM

Offered to the market with no onward chain! A fully finished and renovated three bedroom semi detached house that offers vast amount of outside space along with spacious inside accommodation. **** VIEWING ESSENTIAL ****



Lounge

13' 5" x 22' 8" (4.09m x 6.91m)

Brick built fireplace, 2 radiators, double glazed window to the front and two to the rear.

Kitchen

7' 2" x 10' 8" (2.18m x 3.25m)

Kitchen with wall and base units, electric gas and hob, extractor, space for fridge, radiator and double glazed window to the front.

Utility Room

8' 7" x 6' 8" (2.62m x 2.03m)

Wall and base units, composite sink with drainer, plumbing and space for dishwasher and washing machine, loft access, towel rail and uPVC door to the side.

Landing

Loft access, radiator and double glazed window to the side.

Bedroom One

13' 6" max x 10' 9" max (4.11m max x 3.28m max)

Radiator and double glazed window to the front.

En Suite

Suite comprising of enclosed shower, WC, wash hand basin, towel rail and extractor.

Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

Storage cupboard, radiator and double glazed window to the rear.

Bedroom Three

7' 6" x 8' (2.29m x 2.44m)

Radiator and double glazed window to the side.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, towel rail 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



view this property online williamhbrown.co.uk/Property/FKM108267



welcome to

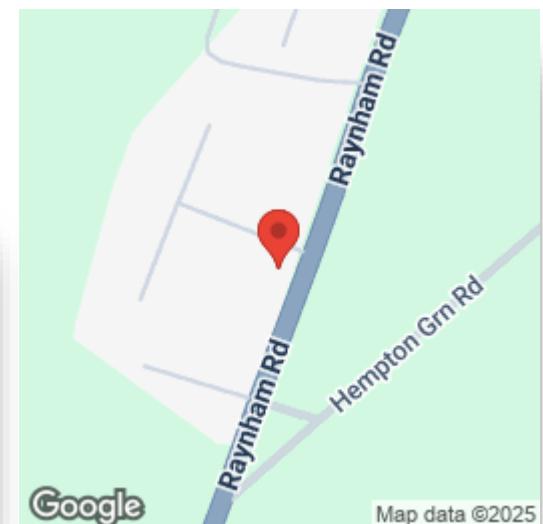
East View, Hempton FAKENHAM

- FULLY RENOVATED
- NEW BOILER
- LARGE REAR GARDEN
- AMPLE PARKING
- FAMILY BATHROOM & EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£285,000



view this property online williamhbrown.co.uk/Property/FKM108267

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.



Property Ref:
FKM108267 - 0002

 william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk