









welcome to

Massey Court, Fakenham

Welcome to this well-maintained two-bedroom end terrace home, ideally situated in a quiet residential area just a short walk from the town centre. Perfect for first time buyers, downsizers, or investors, this property offers a great balance of modern living and convenience.













Entrance Hall

Staircase to first floor and telephone point.

Lounge

15' 5" x 11' (4.70m x 3.35m)

Gas fire with marble surround, TV point, understairs cupboard and bay windows to the front.

Kitchen

14' 2" x 8' 8" (4.32m x 2.64m)

Kitchen with wall and base units, built-in gas hob unit with oven under and extractor hood over, sink with drainer, tiled splash back, spaces and plumbing for washing machine under, wall mounted gas fired central heating boiler, tiled floor, double glazed doors with fitted roller blinds to rear garden and window to the rear.

Cloakroom

WC, wash hand basin with tiled splashback and window to the front.

Landing

Airing cupboard housing hot water cylinder and loft access.

Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m)

Built in double wardrobe cupboard with folding mirror doors and two windows to the front.

Bedroom Two

11' 5" x 8' (3.48m x 2.44m) Window to the rear.

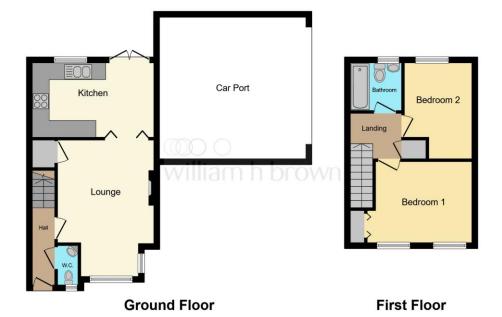
Bathroom

Suite comprising of panelled bath with tiled surround with shower above, WC, extractor, wash hand basin with tiled splash back and window to the rear.

Double Car Port

17' 5" x 17' (5.31m x 5.18m)

Brick and timber built with electric light, power points, concrete floor, and a pedestrian gate leading into the rear garden.



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

Massey Court, Fakenham

- TWO GENEROUS BEDROOMS
- MAIN BATHROOM AND DOWNSTAIRS WC
- BRIGHT & AIRY KITCHEN WITH FRENCH DOORS
- ENCLOSED, PRIVATE REAR GARDEN
- **DOUBLE CAR PORT**

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108539



Property Ref: FKM108539 - 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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