









welcome to

Queens Road, Fakenham

A three bedroom detached residence occupying a large plot, situated close to the town centre on a private no through road. Offering spacious living accommodation throughout along with vast amounts of potential to extend and improve.













Hall

Stairs to the first floor, door to the front and three small windows to the front.

Lounge

21' 7" x 17' (6.58m x 5.18m)

Gas fireplace, door to the side and window to the front and rear.

Dining Room

10' 7" x 9' 4" (3.23m x 2.84m)

Radiator and two windows to the rear.

Kitchen

11' 3" x 11' 4" (3.43m x 3.45m)

Kitchen with wall and base units, eye level oven, gas hob, extractor, space for washing machine, stainless steel sink with drainer and window to the side.

Utility Room

8' x 5' 4" (2.44m x 1.63m)

Cloakroom

WC, wash hand basin and window to the rear.

Conservatory

9' 8" x 7' 4" (2.95m x 2.24m)

uPVC surround and doors to the side.

Landing

Storage cupboard and window to the front.

Bedroom One

10' 2" x 17' 2" (3.10m x 5.23m)

Window to the front and radiator.

Bedroom Two

10' 7" x 15' 2" (3.23m x 4.62m)

Radiator, four storage cupboards and window to the rear.

Bedroom Three

10' 9" x 13' 11" (3.28m x 4.24m)

Window to the side and radiator.

Bathroom

Suite comprising of bath, walk in shower, WC, wash hand basin and window to the side.

Store/Garage

27' 8" x 18' 2" (8.43m x 5.54m)

Store/Garage

17' 3" x 17' 5" (5.26m x 5.31m)

Agents Note

A application has been submitted on the neighbouring land. REF: PF/25/2011 Please contact the branch for more details.



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

Queens Road, Fakenham

- PRIVATE NO THROUGH ROAD
- DETACHED RESIDENCE
- CLOSE TO TOWN CENTRE
- THREE DOUBLE BEDROOMS
- FIVE GARAGES / WORKSHOP SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000





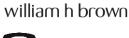




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Property Ref: FKM108603 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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