



Nelson Road, Fakenham NR21 9EN

welcome to

Nelson Road, Fakenham

We are pleased to present this beautifully upgraded two bedroom terraced character home featuring a cosy lounge with wood burner, modern kitchen diner, and enclosed garden. Ideally located to the town centre.



Lounge

14' 7" x 12' 8" (4.45m x 3.86m)

Woodburner with tiled surround, feature beams, stairs to first floor, radiator, door and window to the front.

Kitchen/Dining Room

11' x 12' 1" (3.35m x 3.68m)

Kitchen with wall and base units, fitted oven with hob and extractor, sink with drainer, space for washing machine, freezer, fridge, radiator and door to the rear.

Landing

Bedroom One

7' 4" x 12' 9" (2.24m x 3.89m)

Carpet, radiator and window to the front.

Bedroom Two

6' 9" x 8' (2.06m x 2.44m)

Carpet, radiator and window to the front.

Bathroom

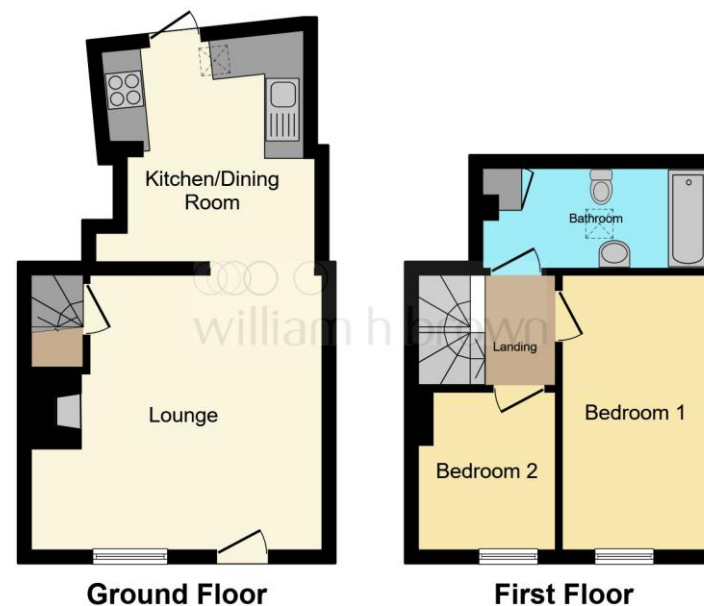
Suite comprising of bath with shower over, WC, wash hand basin, part tiled and sky light window.

Outside

Outside, the enclosed garden provides a private space to relax or enjoy outdoor dining, along with an outbuilding providing additional storage.

Agents Note

This property is located within a conservation area.



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/FKM108611



welcome to

Nelson Road, Fakenham

- TWO BEDROOM TERRACED CHARACTER HOME
- UPGRADED THROUGHOUT
- COSY LOUNGE WITH WOOD BURNER
- ENCLOSED REAR GARDEN
- CONVENIENT LOCATION

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108611



Property Ref:
FKM108611 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk