



Salmons Way, FAKENHAM NR21 8NG

welcome to

Salmons Way, FAKENHAM

A nicely presented three / four bedroom semi detached house, offering versatile accommodation throughout. Benefitting from a large lounge, modern fitted kitchen, downstairs cloakroom, a further reception room, three bedrooms and family bathroom.



Lounge

17' 4" x 10' 2" (5.28m x 3.10m)

Radiator, window to the front and side.

Dining Room

15' 1" x 8' 7" (4.60m x 2.62m)

Radiator and double glazed window to the front.

Kitchen

11' 1" x 16' 9" (3.38m x 5.11m)

Kitchen with wall and base units, pantry cupboard, space for fridge/freezer, plumbing for washing machine and dishwasher and double glazed window to the rear.

Cloakroom

WC, wash hand basin and double glazed window to the rear.

Bedroom One

15' 3" x 8' 6" (4.65m x 2.59m)

Radiator and double glazed window to the front.

Bedroom Two

11' 3" x 6' 2" (3.43m x 1.88m)

Radiator and double glazed window to the rear.

Bedroom Three

8' 7" x 9' 4" (2.62m x 2.84m)

Radiator and double glazed window to the front.

Bathroom

Suite comprising of bath with shower over, wash hand basin, WC, airing cupboard and double glazed window to the rear.



Ground Floor



First Floor

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



check out more properties at williamhbrown.co.uk



welcome to

Salmons Way, FAKENHAM

- THREE / FOUR BEDROOMS
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- WELL PRESENTED

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£225,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
FKM108613 - 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 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.

Not for marketing purposes INTERNAL USE ONLY



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk