



Lee Warner Avenue, Fakenham NR21 8ER

welcome to

Lee Warner Avenue, Fakenham

A spacious and inviting three bedroom semi detached house. Perfectly situated within a quiet and popular residential area of Fakenham. Externally, the property benefits from ample parking along with a private, fully enclosed rear garden.



Entrance Hall

Door to the front, stairs to the first floor, radiator, window to the front and side.

Lounge / Dining Room

16' 2" x 21' 9" (4.93m x 6.63m)

Two radiators, fitted shelving, storage cupboard and window to the side.

Kitchen

17' 3" x 6' 6" (5.26m x 1.98m)

Kitchen with wall and base units, integrated eye level oven, hob with extractor over, composite sink with drainer, space for washing machine, dishwasher and washing machine, door and two windows to the front.

Landing

Window to the side.

Bedroom One

11' x 12' 6" (3.35m x 3.81m)

Radiator and window to the side.

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)

Radiator and window to the side.

Bedroom Three

6' 9" x 9' 4" (2.06m x 2.84m)

Airing cupboard, radiator and window to the side.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, tiled walls and window to the side.



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



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welcome to

Lee Warner Avenue, Fakenham

- IMMACULATEDLY PRESENTED HOUSE
- LARGE PRIVATE GARDEN
- SPACIOUS LOUNGE & DINER
- MODERN FITTED KITCHEN
- MOVE IN READY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£270,000



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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:
FKM108591 - 0002



Please note the marker reflects the postcode not the actual property

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