



Priory Crescent, Binham FAKENHAM NR21 0DB

welcome to

Priory Crescent, Binham FAKENHAM

Situated within the ever popular village of Binham is this fantastic 3 bedroom semi-detached property that has been finished to a high standard. The house benefits from versatile living accommodation throughout and has annex conversion potential. ** VIEWING ESSENTIAL **



Entrance Hall

Double glazed door to the front of the property.

Lounge

11' 5" x 12' 5" (3.48m x 3.78m)

Carpet, radiator and double glazed window to the front of the property.

Sun Room

8' x 17' 11" (2.44m x 5.46m)

Double glazed patio sliding doors to rear and tiled floor.

Kitchen

9' 4" x 18' 9" (2.84m x 5.71m)

Kitchen with wall and base units, oven, hob, extractor, plumbing for dish washer, space for fridge freezer, sink with drainer, small pantry, laminate floor and window to the sun room.

Bathroom

Suite comprising of shower cubicle, extractor, WC, plumbing for washing machine, boiler and double glazed window to the side of the property.

Office

21' 6" x 6' 9" (6.55m x 2.06m)

Radiator, vinyl flooring and double glazed window to the front and two to the side of the property.

Landing

Loft access and double glazed window to the side of the property.

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Radiator and two double glazed windows to the front of the property.

Bedroom Two

10' 10" x 10' 11" (3.30m x 3.33m)

Radiator and two double glazed windows to the rear of the property.

Bedroom Three

8' 11" x 7' 6" (2.72m x 2.29m)

Double glazed window to the side of the property.

Bathroom

Suite comprising of bath, WC, wash hand basin, part tiled walls and double glazed window to the side of the property.

Agents Note

Section 157 North Norfolk restriction - the buyer of the property has to have lived or worked in the area for a period of three years before applying to buy the property.



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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Priory Crescent, Binham FAKENHAM

- FINISHED TO A HIGH STANDARD
- HOME OFFICE / ANNEX
- THREE BEDROOMS
- SUN ROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: E

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107842 - 0014

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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