



**3 Hall Staithe,
FAKENHAM.
NR21 9BW.**

**Offers sought in the region of
£235,000**
Freehold

Deceptively Spacious, mid-terraced, Period | Character Cottage with gas fired central heating and double glazing, well enclosed Garden and garage.

The property is located in a very convenient location, just 100 yards from the Market Square, and within easy walking distance of the picturesque River Wensum.

Entrance Hall, 18ft Sitting room with feature fireplace, Conservatory, Kitchen, Shower room and 3 bedrooms.

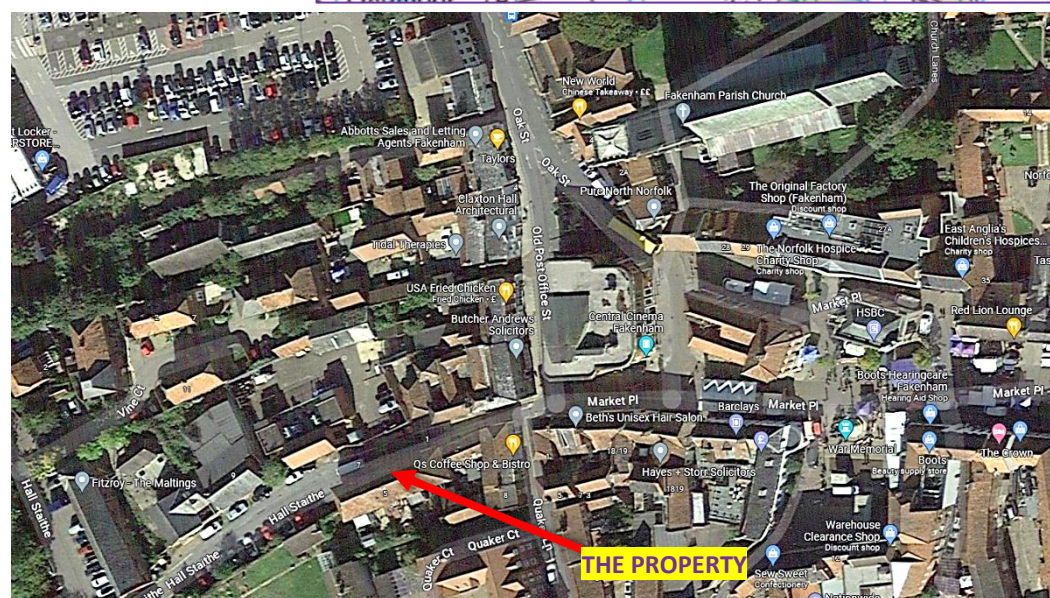
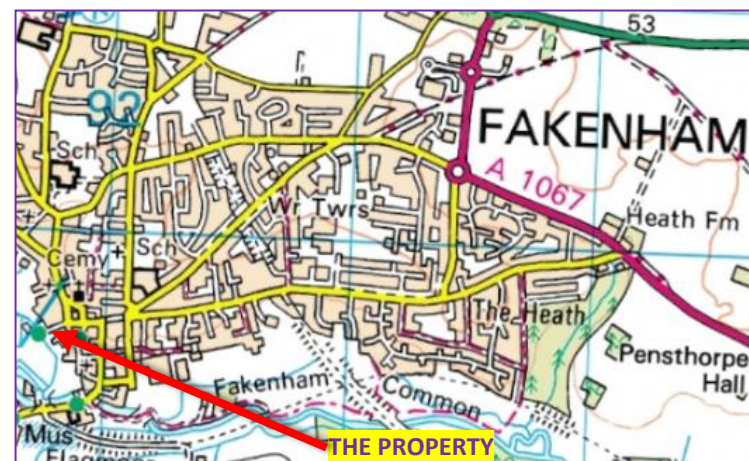
Outside: Well enclosed patio Garden with shed. 21ft Garage (requiring repair).

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the South-West corner of the Market Square, proceed into Hall Staithe, and the property is on the left, as marked by a for sale board.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

EPC: TBA.



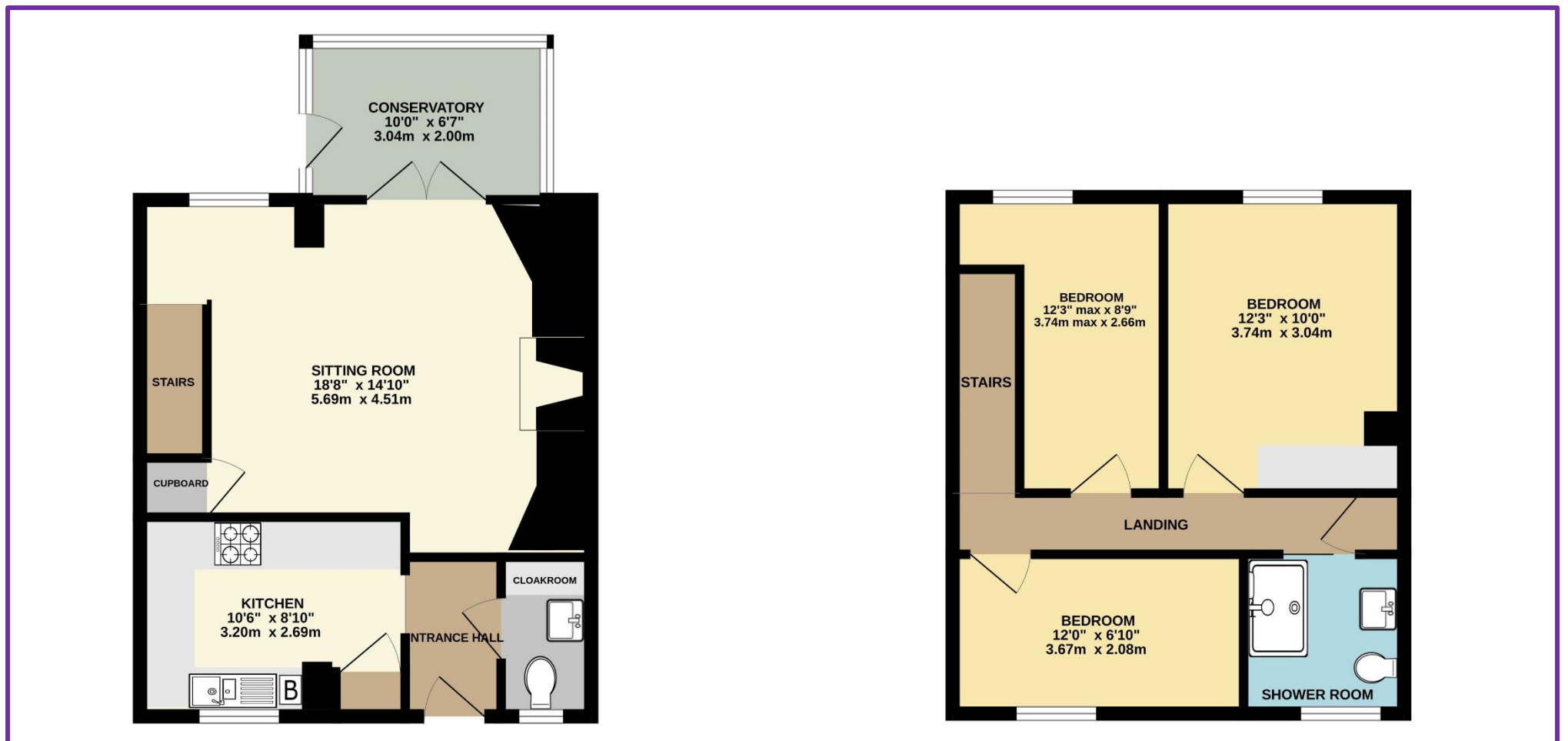
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor:

Entrance Hall:

Telephone point.

Cloakroom:

Hand basin with tiled splashback. Low level WC. Fitted shelf with appliance space and plumbing for washing machine under.

Sitting room: 18'8" x 14'10", (5.7m x 4.5m) max.

Wide mock stone feature fireplace with living flame gas fire and matching hearth. Adjoining TV shelf and further adjoining shelf. Built-in under stairs cupboard. TV point. 2 double wall lights and 1 centre light. Twin double glazed doors to;

Conservatory: 10'0" x 6'7", (3.0m x 2.0m).

Polycarbonate roof. Glazed door to rear garden.

Kitchen: 10'6" x 8'10", (3.2m x 2.7m).

1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards and appliance space under. "Homark" 4 ring electric hob unit with electric oven under, and recirculating hood over. Matching range of wall mounted cupboard units. Built-in shelved cupboard. "Potterton" gas fired central heating boiler.

First Floor:

Landing:

Built-in airing cupboard with lagged copper cylinder, fitted immersion heater and slatted shelving. Hatch to roof space. Sliding door to;

Shower room:

Tiled shower cubicle with "Mira" fitting. Pedestal hand basin with tiled splashback. Low level WC. Extractor fan. Timber panelled walls and ceiling.

Bedroom 1: 12'3" x 10'0", (3.7m x 3.0m).

Free standing range of 2 double mirror fronted wardrobe cupboards. Telephone point.

Bedroom 2: 12'0" x 6'10", (3.7m x 2.1m).

Bedroom 3: 12'3" x 8'9", (3.7m x 2.7m) max.

Outside:

To the rear of the property is a very well enclosed, paved patio garden with timber and felt roofed **Garden Store, 6'0" x 4'0", (1.8m x 1.2m).**

A pedestrian gate opens onto a shared, grassed drive leading from Quaker Lane to a **Garage, 20'10" x 10'7", (6.4m x 3.2m),** (requiring repair), with concrete floor.

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: B.

