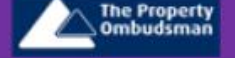


Bailey Bird & Warren

Independent Estate Agents & Surveyors



**2 Cattle Market Street,
FAKENHAM.
NR21 9AW.**

**Offers sought in the region of
£170,000**
Freehold

NO ONWARD CHAIN.

South-facing, semi-detached, Character Cottage with electrically heated and double glazed accommodation, located with 200 yards of the Market Square, and within easy walking distance of the River Wensum.

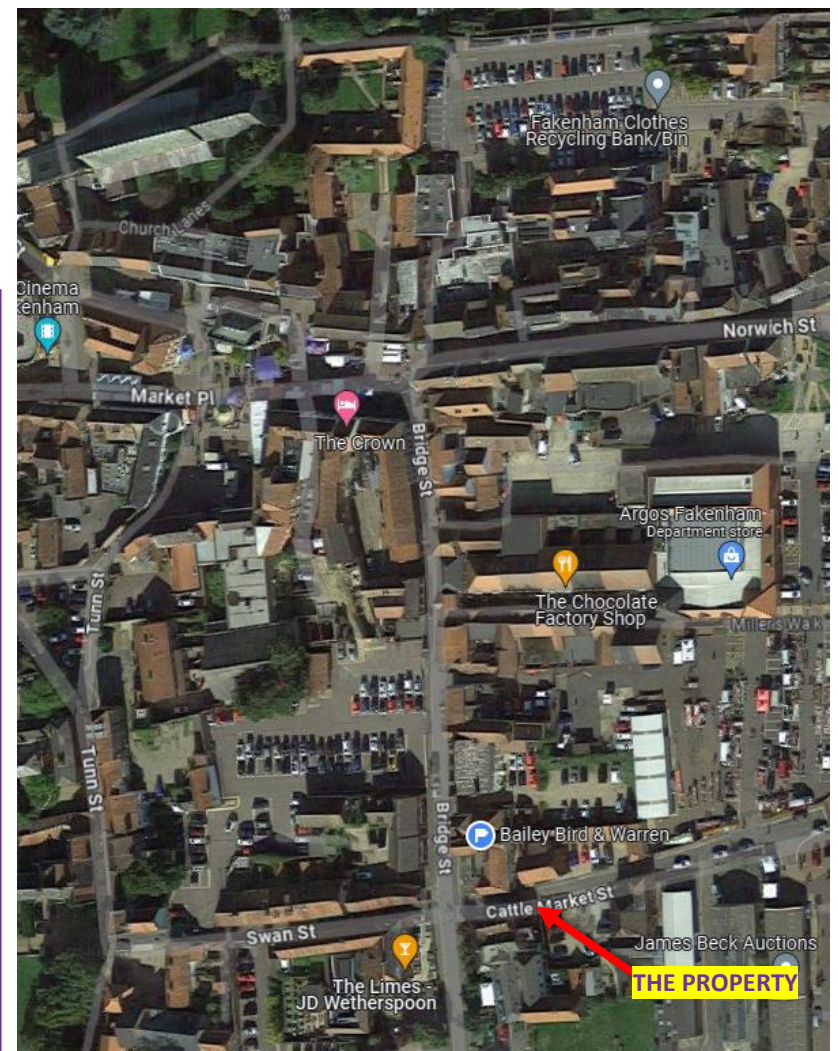
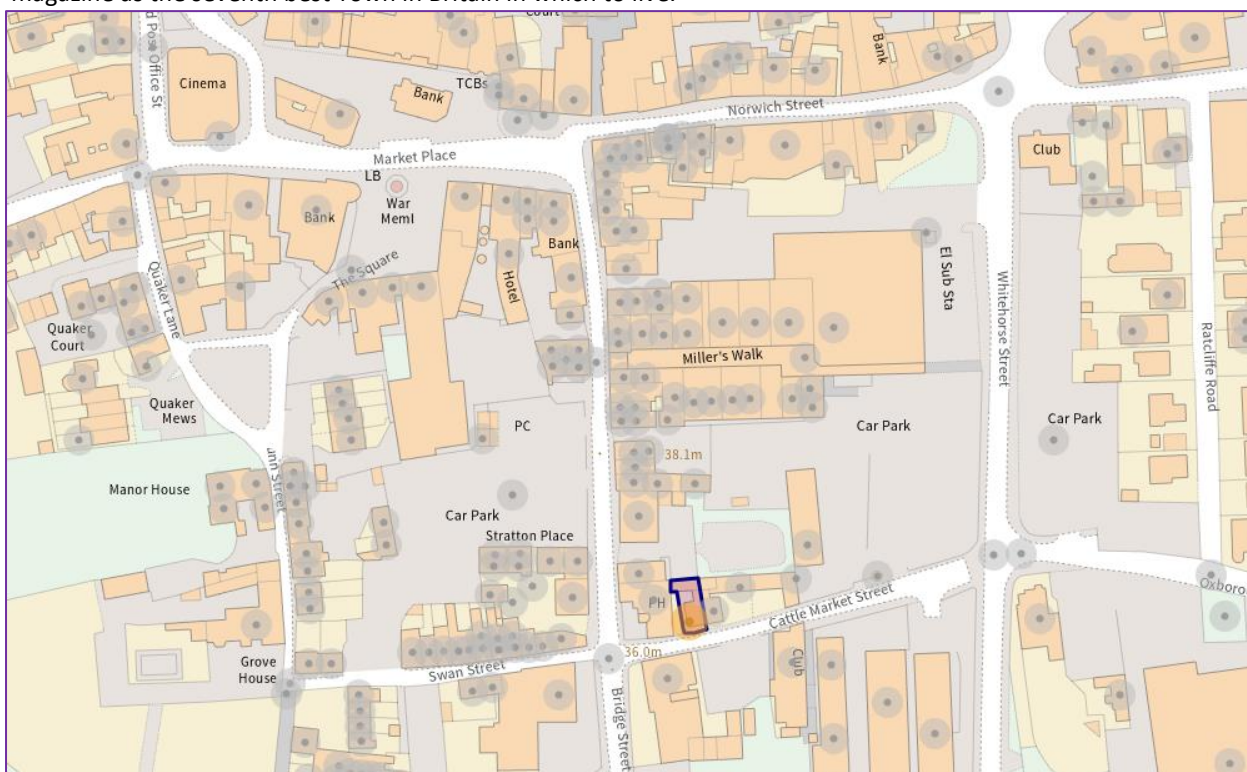
Ground Floor: Entrance Hall, Sitting room, Dining room, Kitchen, Utility room and Cloakroom.
First Floor: Landing, 2 Bedrooms and Bathroom.

Outside: Small, enclosed patio garden.

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

Directions: From the Town Centre take Bridge Street, continue past the Agent's office, and turn left into Cattle Market Street. The property is on the left.

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.



**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**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor: Part glazed front door to;

Entrance Hall: Electric radiator.

Sitting room: 13'3" x 12'0", (4.0m x 3.7m). Multi-fuel fired stove on slate hearth, with timber mantle shelf over. Vertical window blinds.

Dining room, 16'3" x 9'2", (5.0m x 2.8m). Wood burning stove set in decorative tiled surround, with timber mantle shelf, and adjoining display cabinet with glazed door. Further built-in cupboards. Vertical window blind. Half glazed door to

Kitchen: 9'4" x 8'5", (2.8m x 2.7m). 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled surround, and cupboards, appliance space and plumbing for washing machine under. Fitted work top with tiled splashback, and cupboards and appliance space under. Further fitted work top with tiled splashback and cupboard under. Matching wall mounted cupboards. "Indesit" electric cooker. Roller blind. Half double glazed door to outside.

Utility room: 13'3" x 8'5", (4.0m x 2.6m). Fitted work top with cupboards and appliance space under. Further fitted work surface with cupboards and shelf under. Matching wall mounted cupboard unit. Appliance space. Water tap. Venetian blind.

Cloakroom: Low level WC. Venetian blind.

First Floor:

Landing: Modern electric radiator. Hatch to roof space.

Bedroom 1: 17'4" x 12'4", (5.3m x 3.8m). Modern electric radiator. Fitted shelves. Vertical window blinds.

Bedroom 2: 9'7" x 9'4", (2.9m x 2.8m) max. Built-in double airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Further built-in cupboard. Fitted shelves. Vertical blinds.

Bathroom: White suite of panelled bath with tiled surround. Fitted shower cubicle with "Mira" fitting and glass screen door. Pedestal hand basin with tiled surround. Low level WC. Heated towel rail. Venetian blind.

Outside: To the front of the property is a small, raised flower bed, and to the rear is a very well enclosed, concreted yard/patio garden, with brick and tiled Store.

Parking. There is no designated car parking space with this property. However, we are advised by the Vendor that a car parking space may be available opposite the property, by arrangement with the British Legion. There are also 2 North Norfolk District Council Public Car Parks in close proximity, and annual parking permits may be obtained from the NNDC at a cost of £204 per annum. (Ts & Cs apply).

Services: Mains water, electricity and drainage are connected to the property.

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

Tax Band: A.

EPC: "E".

