



Kings Road, FAKENHAM. NR21 9HD.

Offers sought in the region of
£225,000

Freehold

Semi-detached, ex-Local Authority owned House with gas centrally heated and double glazed 3 bedrooomed accommodation, and good sized Garden. Situated in a cul-de-sac position, 2/3rds mile from the Town Centre.

The property comprises - On the Ground Floor: Canopy Entrance Porch, Entrance Hall, Cloakroom, 2 Reception rooms, Conservatory, Kitchen, Side porch:

On The First Floor: Landing, 3 Bedrooms, and Bathroom.

Outside: Gravelled Garden to front. Good sized, lawned rear Garden with 2 timber and felt sheds. Gravelled Car Parking space

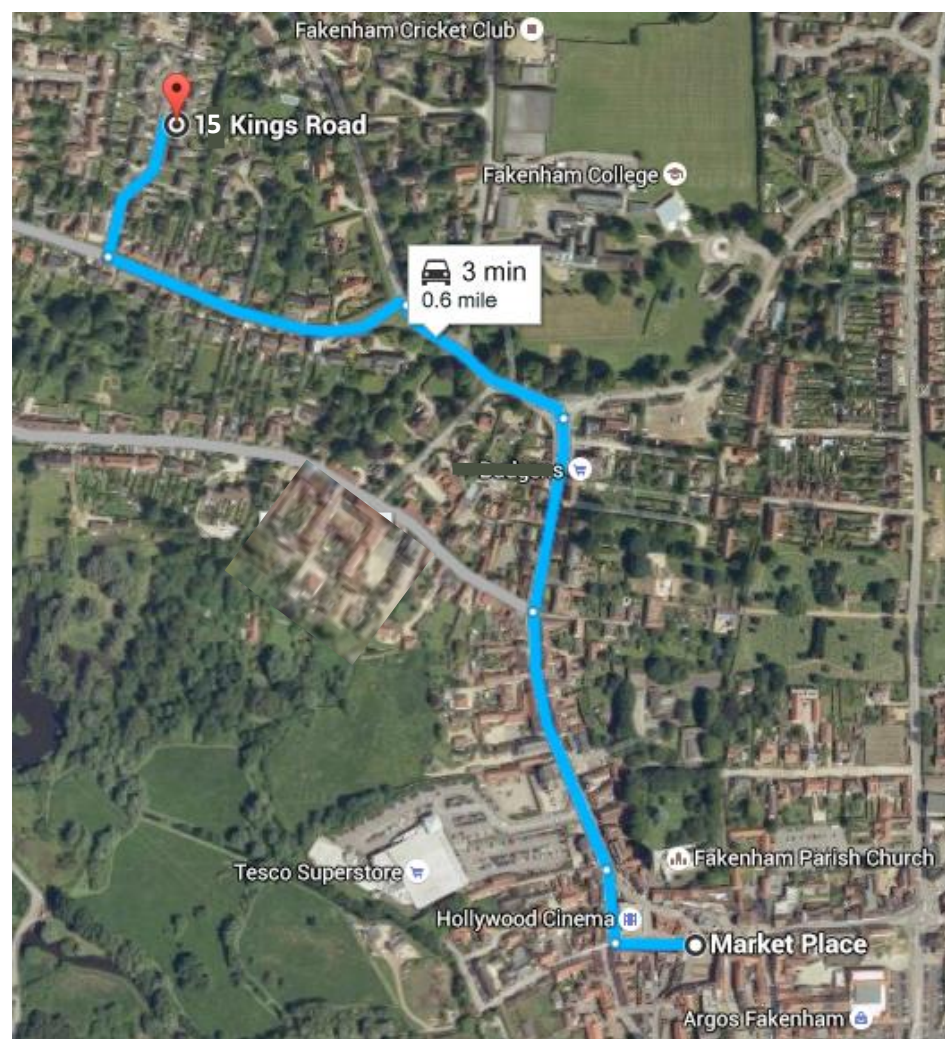
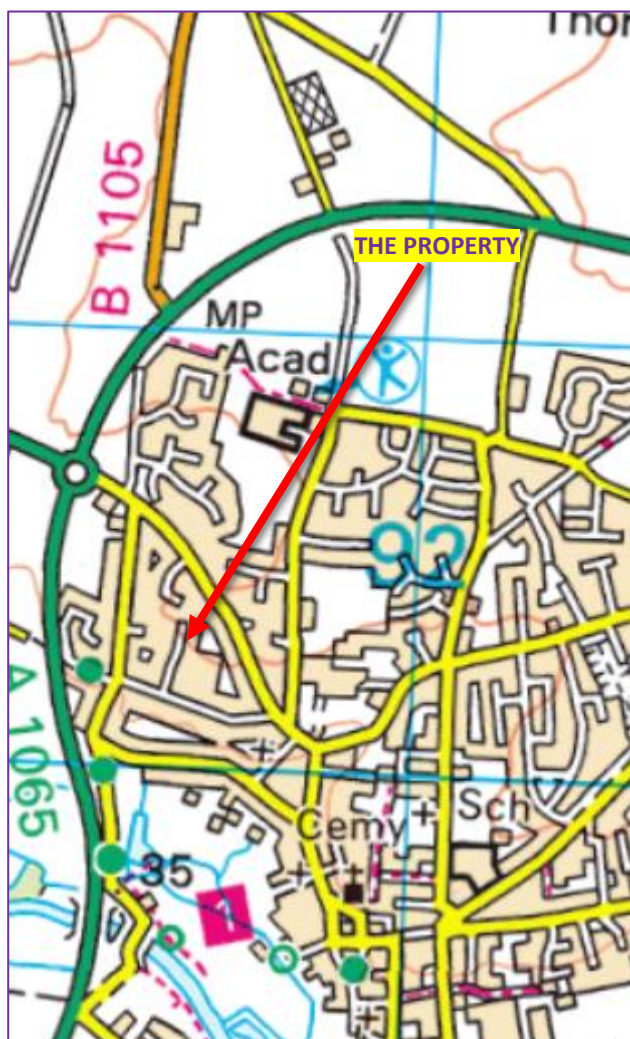
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From the Town Centre take Oak Street, and at the Wells Road junction turn left. Turn left again at the mini-roundabout, into Sculthorpe Road, and then right into Kings Road. The property is on the left at the end of the cul-de-sac.

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

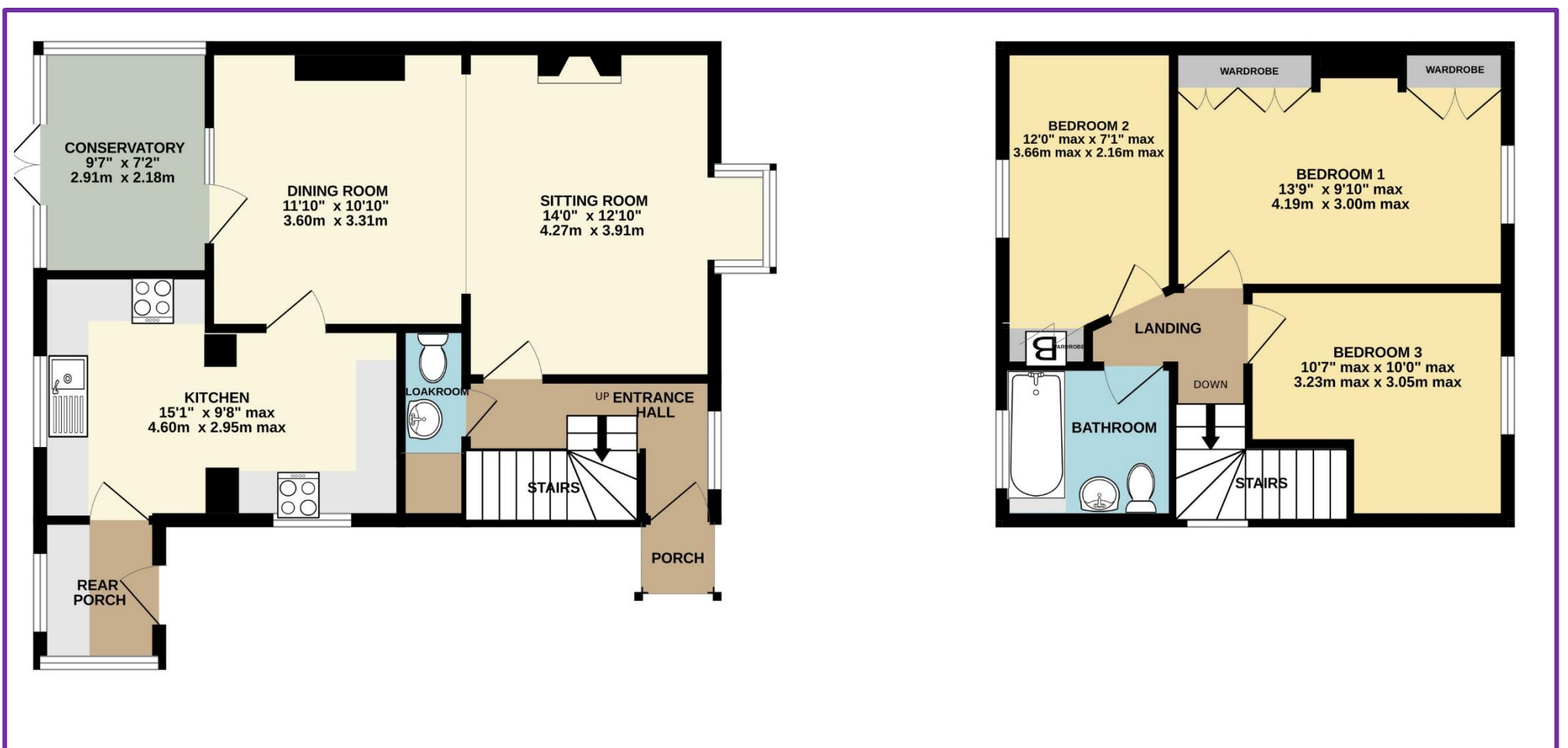
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Ground Floor:

- Canopy Entrance Porch:** Double glazed door to;
- Entrance Hall:** Telephone point. Glazed door to Sitting Room, door to;
- Cloakroom:** Low level WC. Handbasin with tiled splashback. Extractor fan.
- Sitting Room:** 14'0" x 12'10", (4.3m x 3.4m). Bay window, electric mock fire, TV point, Venetian blind, archway leading to;
- Dining Room:** 11'10" x 10'10", (3.6 x 3.3). Telephone point. Glazed door to Kitchen, Double glazed door to;
- Conservatory:** 9'7" x 7'2", (2.9m x 2.2m). Tiled floor, polycarbonate roofed, Venetian blind. Twin double glazed doors to outside, tiled floor.
- Kitchen:** 15'1" x 9'8", (4.6m x 2.9m) max. Fitted work top with cupboards and drawers under, built in "Smeg" cooker. Range of matching wall mounted cupboards. Further fitted worktop with stainless steel sink unit set in fitted worktop with tiled splashback, cupboards, drawers, and appliance space and plumbing under. Roller blind, strip lights. Appliance space for oven glazed door to;
- Rear Porch:** half glazed door to outside.

First Floor:

- Landing:** Hatch to roof space.

- Bedroom 1:** 13'9" x 9'10", (4.1m x 3.0m) max. Twin double wardrobe cupboards with shelf and hanging rail, adjoining double wardrobe cupboard with shelf and hanging rail and drawers under. Further double wardrobe cupboard with shelf and hanging rail. Tv point, telephone point.
- Bedroom 2:** 12'0" x 7'1", (3.7m x 2.2m) max. Built in Airing cupboard with "Worcester" gas fired central heated combi boiler.
- Bedroom 3:** 10'7" x 10'0", (3.2m x 3.0m) max. Tv point.

Mainly Tiled Bathroom: Panelled bath, "Triton" shower fitting over with curtain rail. Low level WC. Pedestal hand basin. Roller blind.

Outside: to the front of the property is a brick wall and a gravelled area providing off-street **car parking space**. Well enclosed rear garden laid mainly to lawn with concrete foot path leading from side of the property to the rear, shingled areas, paved patio areas, Timber and felt **Shed 7'0" x 10'0"**, (2.0m x 3.0m). with double doors. Further Timber and felt **Shed 7'0" x 6'0"**, (2.0m x 1.8m). with double doors. Borders to side of garden.

Services: All mains services are connected to the property.
District Authority: North Norfolk District Council, Cromer. (01263) 513811.
Tax Band: B.

EPC: D.

