



**Little Britain**  
**10 The Green,**  
**HEMPTON.**  
**NR21 7LG.**

**Offers sought in the region of**  
**£180,000**  
 Freehold

Attractive, brick and flint, fully modernised, end terraced Cottage, (believed to be about 160 years old), and having gas centrally heated and double glazed 2 bedroomed accommodation, with exposed beams, and views across Hempton Common.

The property is conveniently located, within ¼ mile of Fakenham Town Centre, and walking distance of the picturesque River Wensum.

The accommodation comprises:  
 On the Ground Floor; Entrance Porch, Sitting room with wood burner in brick fireplace, kitchen/ breakfast room and utility room.  
 On the First Floor; Landing, 2 Bedrooms and Shower room.

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

**Directions:** From Fakenham Town Centre take Bridge Street, and follow the road straight over the mini-roundabout into Hempton. Proceed past Jewsons, and take the second turning on the right. At the junction turn right, and then right again in front of the cottages which overlook The Common. The property is on the left, as marked by a for sale board.

**Location:** Hempton is a small village on the Southern outskirts of Fakenham Market Town. The village has a pub, Church and a village green with duck pond. A full range of shopping, educational and recreational resources are available in Fakenham, and there is a Garden Centre, and National Hunt racecourse nearby. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 12 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles.



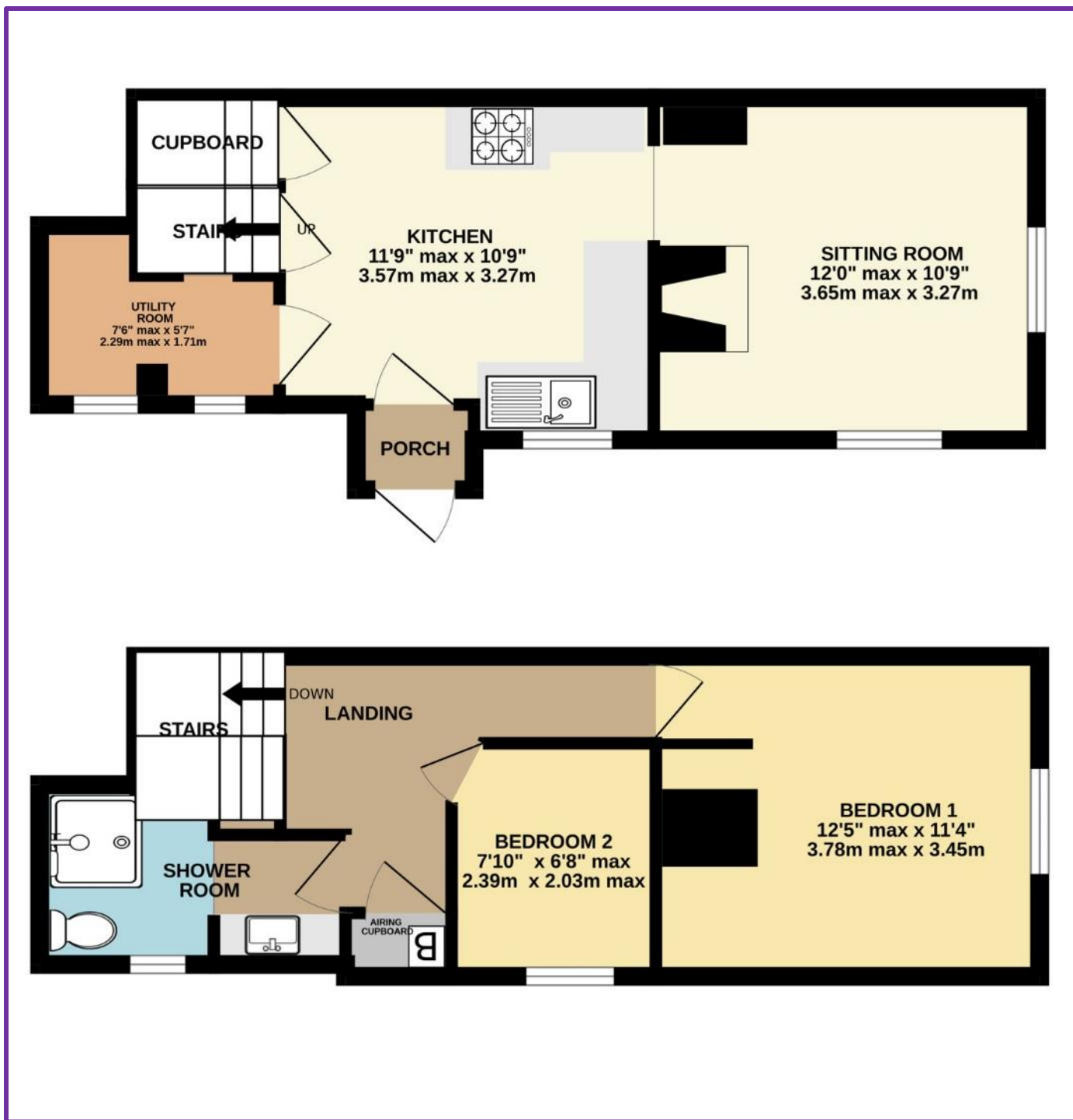
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.**  
**Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

**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 double glazed door to;

**Narrow Entrance Porch:** Stable type door to;

**Kitchen:** 11'9" x 10'9", (3.6m x 3.3m). Stainless steel sink unit with mixer tap, set in fitted work top with part tiled splashback, and drawer and cupboards under. Further fitted work top with tiled splashback, and cupboards under. Built-in "Whirlpool" 4 ring electric hob unit with "Bosch" oven under, and "Hygena" recirculating hood over. Matching range of fitted wall cupboards. Fitted shelf. Understairs cupboard. Exposed brick wall. Tiled floor. Door to;

**Utility room:** 7'6" x 5'7", (2.3m x 1.7m). Appliance space and plumbing for washing machine. Fitted shelves. Porthole type window to stairwell. Tiled floor.

**Sitting room:** 12'0" x 10'9", (3.7m x 3.3m) max. A double aspect room overlooking The Common. Wood burning stove set in decorative tiled and cast iron surround, with tiled hearth. Adjoining exposed brick, feature display arch. Fitted shelf on brick and flint base, with storage under. Exposed brick and flint wall and exposed timbers. Telephone point.

**First Floor:**

**Landing:** Built-in cupboard housing "Vaillant" gas fired central heating boiler, and slatted shelves. Ceiling beams.

**Bedroom 1:** 12'5" x 11'4", (3.8m x 3.5m) max. Southerly view across Hempton Common. Exposed beams. Hatch to roof space.

**Bedroom 2:** 7'10" x 6'8", (2.4m x 2.0m) max. Exposed beams.

**Shower room:** Fully tiled shower cubicle with "Mira" fitting, and glass screen door. Low level WC. Hand basin set in vanity shelf with tiled surround, and cupboard under. Light/shaver point. Spotlight. Extractor fan.

**Outside:** Immediately to the left of the entrance door is a small log and fuel store.

To the front of the property is a small, South-facing flower border, from where there are views across The Common.

**Car Parking** is available on The Common, subject to availability.

**Services:** All mains services are connected to the property.

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

**Tax Band:** "A".

**EPC:** D.

