



## 2 Charles Road, FAKENHAM. NR21 8JX.

Offers sought in the region of  
**£250,000**  
Freehold

Modern, semi-detached Bungalow with gas centrally heated and double glazed 2 bedroomed accommodation, garage, and attractive corner plot garden.

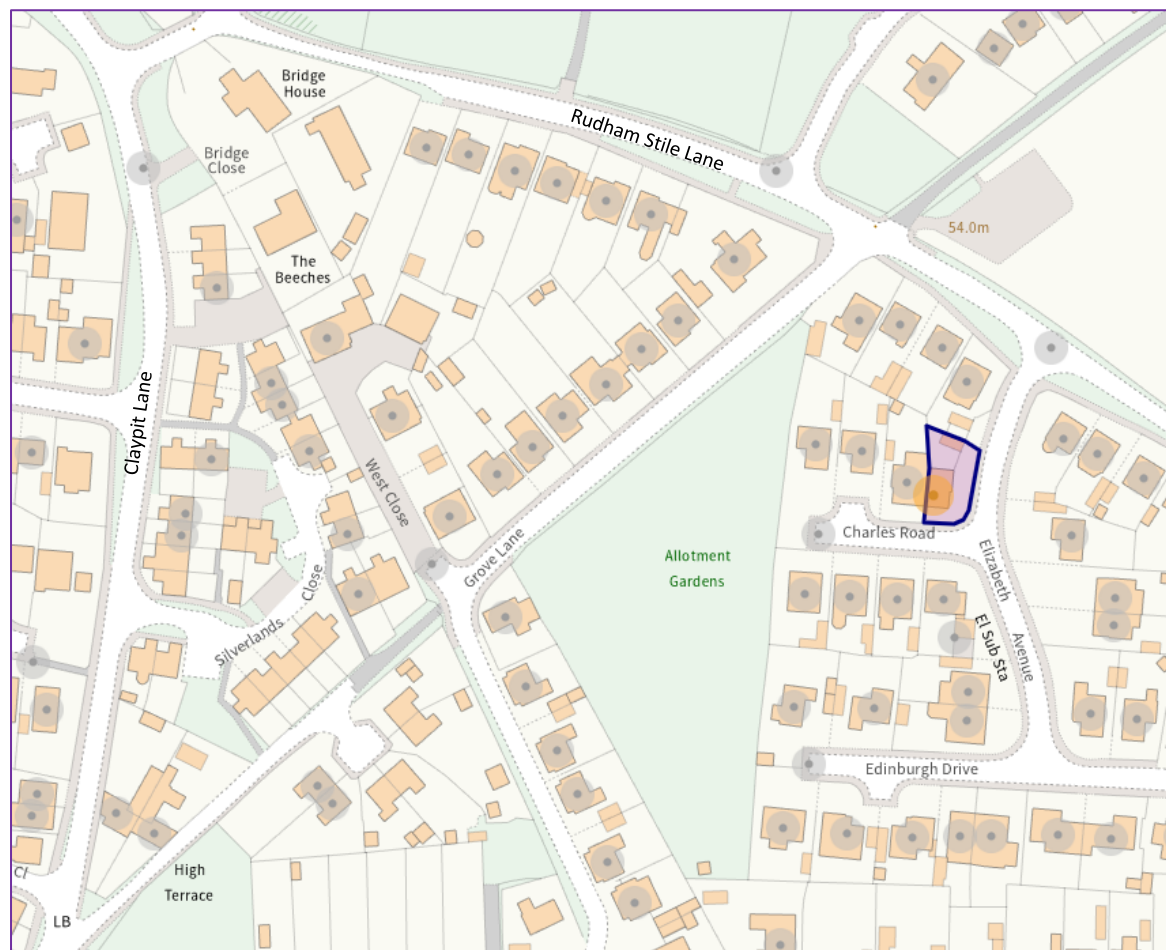
The property is located within a sought-after cul-de-sac development, about 1 mile from the Town Centre, and within walking distance of open farmland.

The accommodation comprises:  
Entrance Hall, Sitting room, Kitchen, 2 Bedrooms and Shower room.

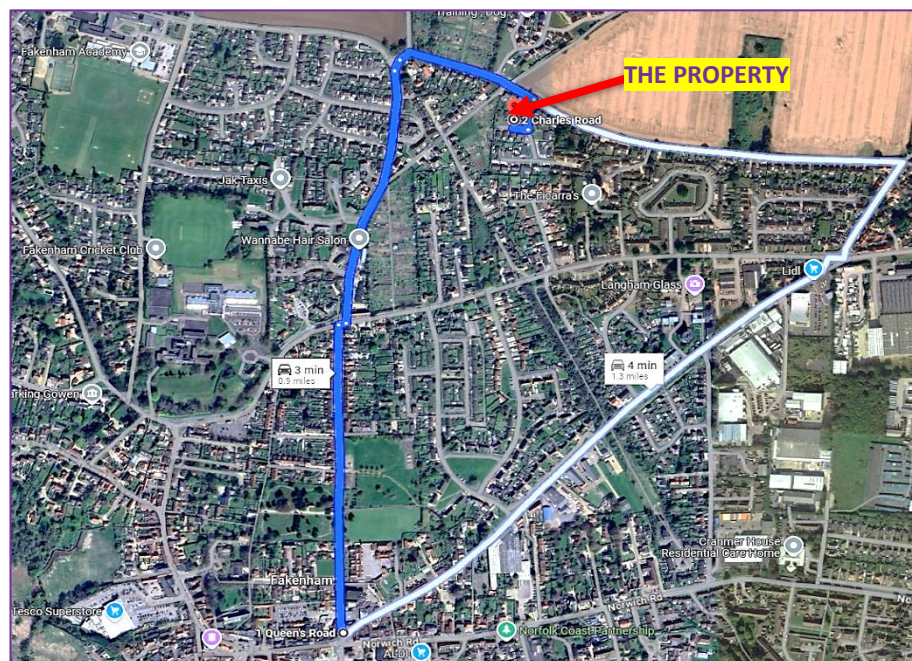
Outside: Driveway providing off street parking and leading to Garage. Open plan, mainly lawned garden to the front and side. Further, well enclosed garden to rear.

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

**Directions:** From the Town Centre, take Queens Road, and at the traffic lights continue straight over into Claypit Lane. Bear left at fork, and at the junction with Rudham Stile Lane, turn right. Take the second turning on the right into Elizabeth Avenue, and the property is on the right 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.



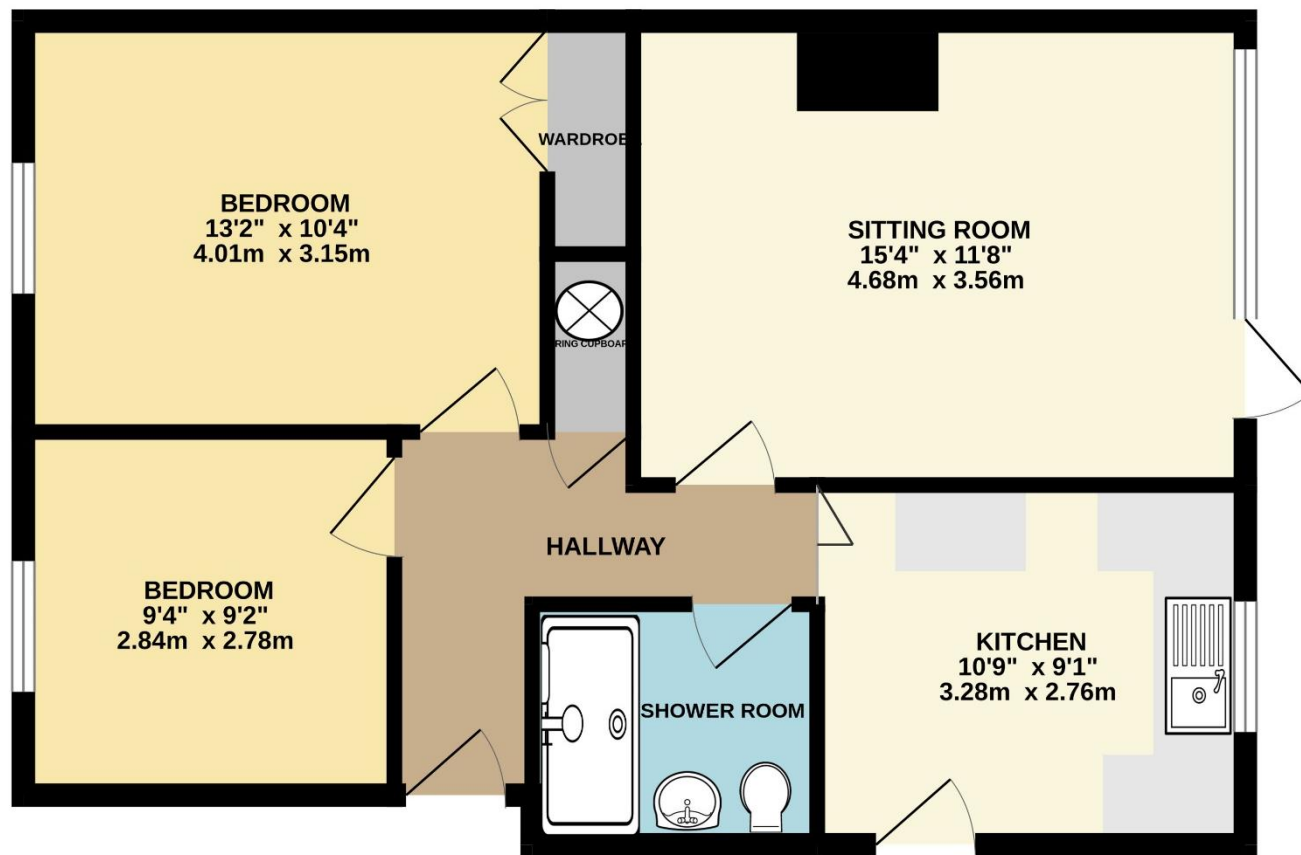
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Double glazed door to;

**Entrance Hall:**

Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space. Telephone point.

**Sitting room: 15'4" x 11'8", (4.6m x 3.6m).**

Double glazed picture window and double glazed door to garden. Fitted gas fire with back boiler providing central heating. Serving hatch to;

**Kitchen: 10'9" x 9'1", (3.3m x 2.8m).**

Stainless steel sink unit with pedestal mixer tap set in fitted work top with tiled splash back, and drawers, cupboards and appliance space and plumbing for washing machine under. Further fitted work top with tiled surround, and drawers and shelves under. Matching range of wall mounted cupboard units and adjoining shelves. Folding door to hall.

**Bedroom 1: 13'2" x 10'4", (4.0m x 3.2m).**

Built-in wardrobe cupboard with double doors, hanging rail and fitted shelves. TV point.

**Bedroom 2: 9'4" x 9'2", (2.8m x 2.8m).**

**Shower room:**

Walk-in shower with glass screen and "Triton" fitting. Pedestal hand basin with pedestal mixer tap. Low level WC. Extractor fan. Roller blind.

**Outside:**

To the front and side of the property is an attractive open plan garden with lawn and a well stocked flower and shrub border.

To the rear is a further, nicely enclosed garden with lawn, paved patio area, and further flowers and shrubs.

A short driveway offers off street parking, and leads to a brick and built-up felt flat roofed **Garage 19'8" x 9'0", (6.0m x 2.7m)**, with up and over door, concrete floor, electrical connection and personal door.

**Services:**

All mains services are connected to the property.

**District Authority:**

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

**Tax Band:** "B".

**EPC:** D.

