



3 Rosemary Terrace, FAKENHAM. NR21 9RS.

Offers sought in the region of
£178,500.
Freehold

Fully modernised, mid-terraced Period Cottage with gas centrally heated and double glazed accommodation, set in a South-facing position with well enclosed Garden and parking area.

The property is located within a popular residential area, close to the Millennium Park, and within ¼ mile of the Town Centre.

The accommodation comprises: On the Ground Floor: Sitting room with wood burning stove, Well Fitted Kitchen/Breakfast room, Lobby/Utility and Shower room.

On the First Floor: 2 Double Bedrooms.

Outside: Parking area to front. Well enclosed rear garden with Garden Store.

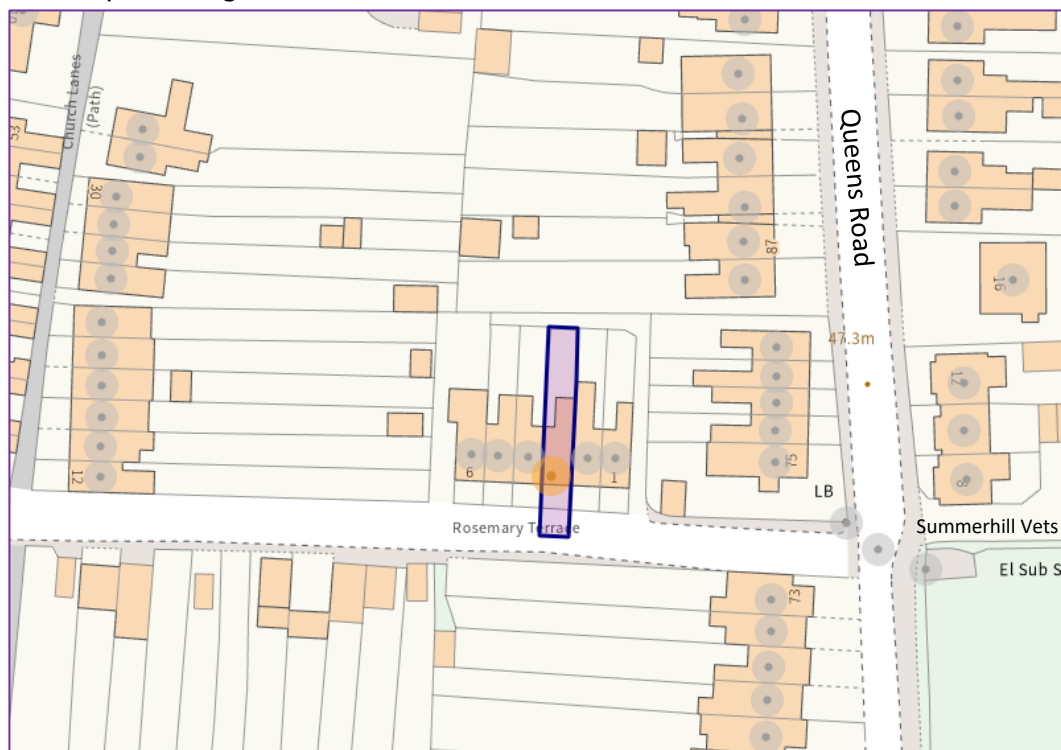
NO ONWARD CHAIN.

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

Directions: From the Town Centre, take Queens Road. Turn left opposite the Summerhill Veterinary Practice into Rosemary Terrace, and the property is on the right.



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.



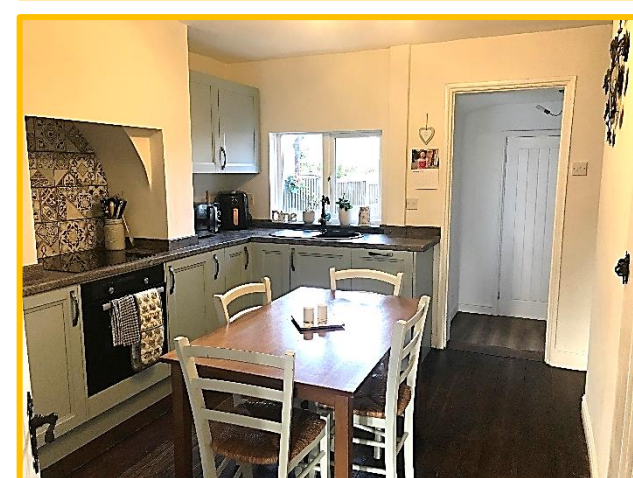
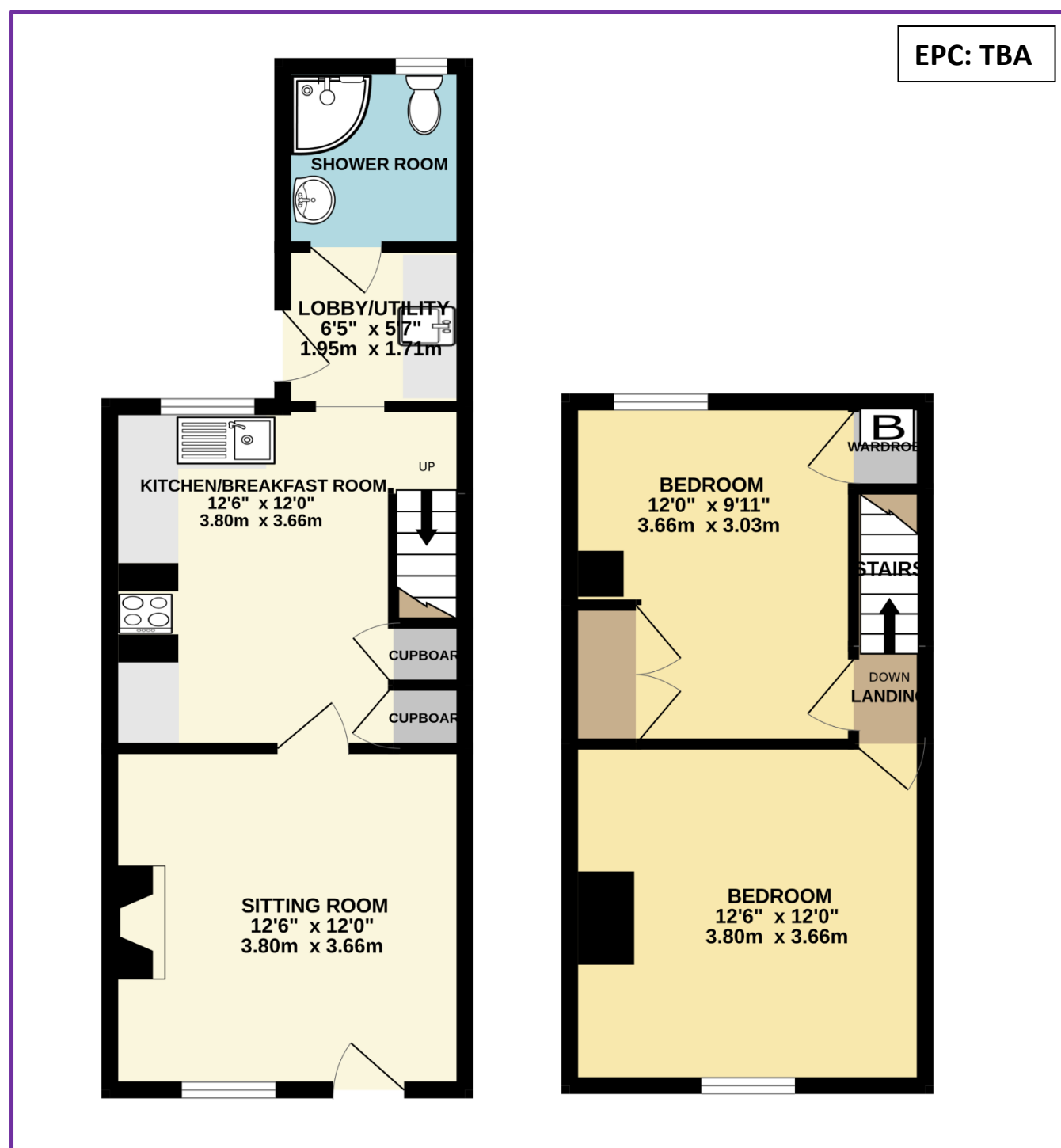
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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 double glazed door to;

Sitting room: 12'6" x 12'0", (3.8m x 3.7m). Wood burning stove with stone effect hearth. Wood floor. Telephone point. TV point. Door to;;

Kitchen/Breakfast room: 12'0" x 9'7", (3.7m x 2.9m). Sink unit with pedestal mixer tap set in fitted work top with drawer, cupboards, appliance space and "Beko" dishwasher under. Built-in "Hotpoint" 4 ring halogen hob unit with tiled splashback, and oven under. Range of wall mounted cupboard units. Understairs cupboard. Further downstairs cupboard with shelves, appliance space, power points, and cupboard over. Wood floor.

Rear Lobby/Utility: 6'5" x 5'7", (3.0m x 1.7m). Deep sink with tiled splashback, and adjoining fitted work tops with appliance space and plumbing for washing machine under. Fitted wall cupboards. Half double glazed door to outside. Door to;

Shower room: Tiled shower cubicle with sliding glass screen doors, and "Triton" fitting. Hand basin with mixer tap, tiled splashback, and cupboards under. Low level WC. Heated towel rail.

First Floor:

Landing: Hatch to roof space.

Bedroom 1: 12'6" x 12'0", (3.8m x 3.7m). Original cast iron fireplace.

Bedroom 2: 12'0" x 9'11". Built-in airing cupboard with gas fired central heating boiler, lagged copper hot water cylinder with fitted immersion heater, and slatted shelving. Built-in double wardrobe cupboard with fitted hanging rail, & cupboard over.

Outside: To the front of the property is a small, brick weave **parking space** – which could be used as a pleasant, South-facing patio area.

To the rear is a very well enclosed Garden with lawn, paved patio area, and timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**, with adjoining log store.

Services: All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "A".

