



**41 Eckersley Drive,
FAKENHAM.
NR21 9RY.**

Guide Price:

£180,000 - £190,000
Freehold

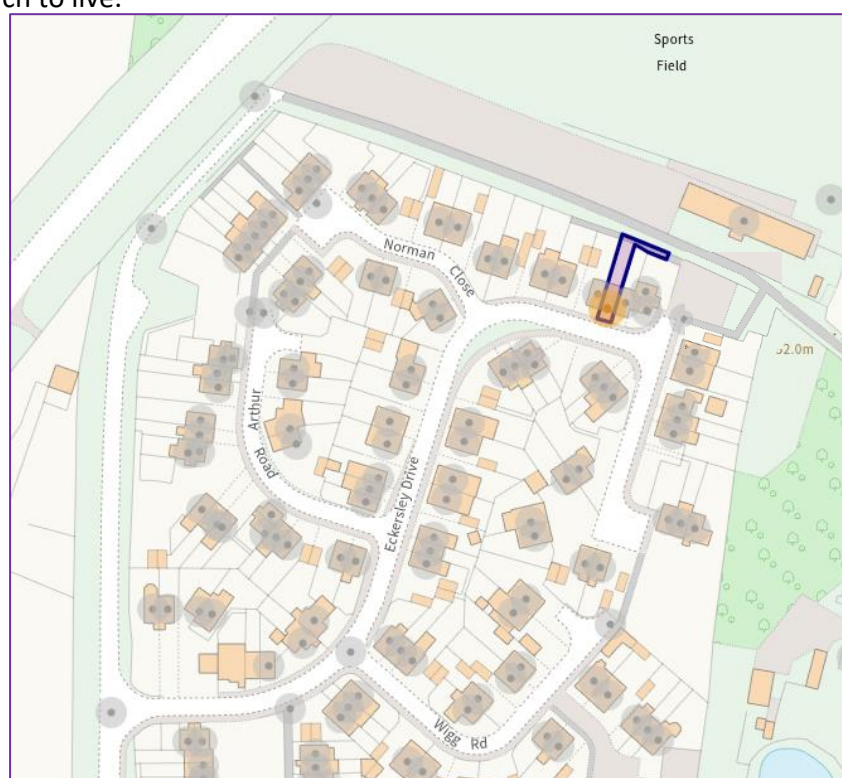
South-facing, mid-terraced, modern House with electrically heated and double-glazed, 2 bed-roomed accommodation, 2 allocated car parking spaces and attractive, well enclosed garden.

The property is located at the end of a popular cul-de-sac development, backing onto a sports field. The Town Centre is about 1 mile distant.

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

Directions: From the Town Centre take Oak Street, and at the mini-roundabout at the end of Wells Road, turn left. Turn right, just before the Shell Filling Station, and take the second turning on the right into Eckersley Drive. Follow the road to the end, and 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.



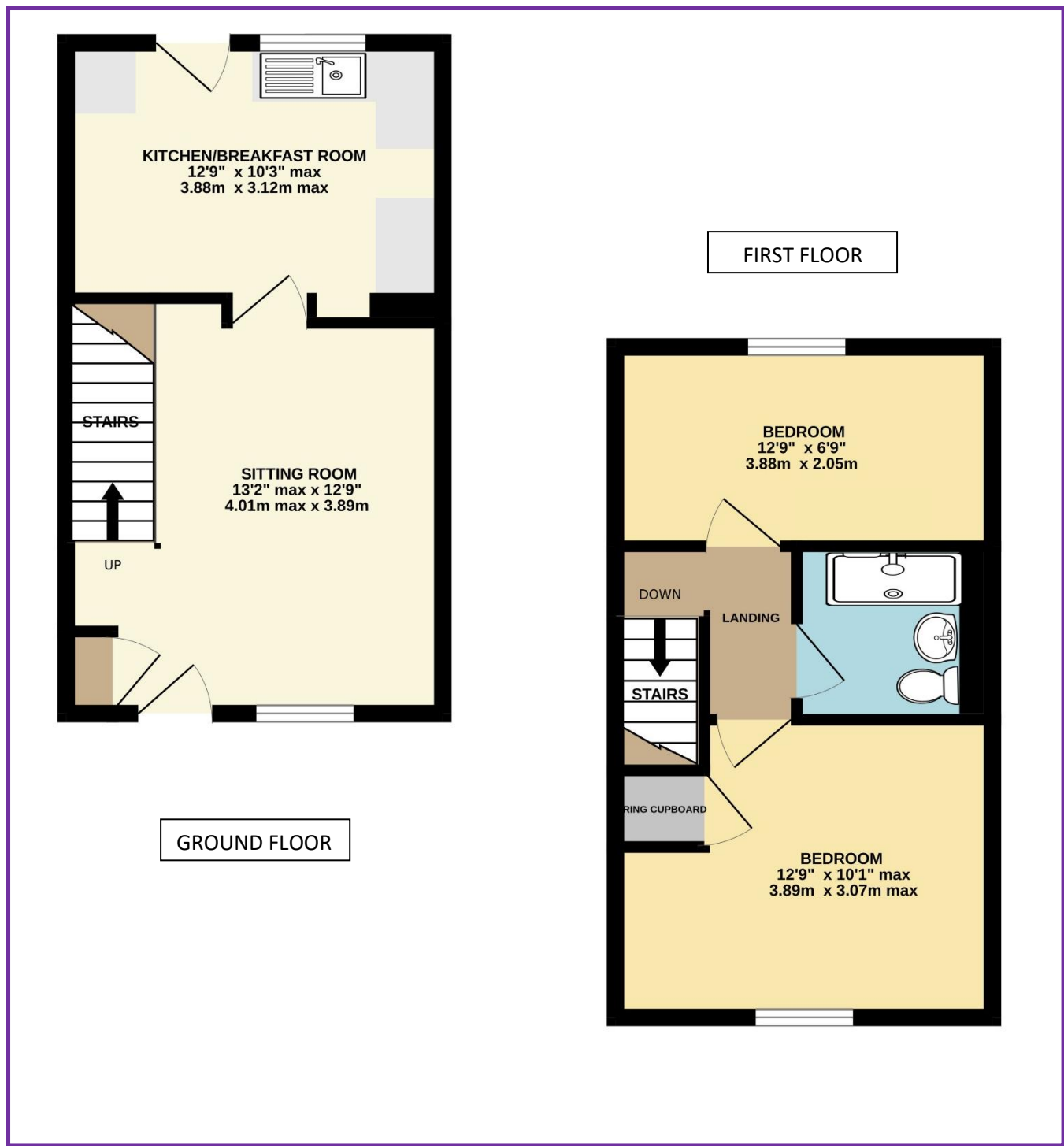
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor:

Canopy Entrance Porch:

Sitting room: 13'2" x 12'9", (4.0m x 3.9m) including staircase. "Dimplex" night storage heater. Fitted meters cupboards with louvered doors, and telephone shelf. Telephone point. Gas point.

Kitchen: 12'9" x 10'3", (3.9m x 3.1m) max. Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work surface with tiled splashback, and drawer, cupboard and appliance space under. Range of wall mounted cupboard units, tall cupboard unit, and fitted shelves. Cooker hood. "Dimplex" wall mounted electric convector heater. Gas point. Half double glazed door to rear garden.

First Floor:

Landing: Hatch to roof space.

Bedroom 1: 12'9" x 10'1", (3.9m x 3.1m). "Dimplex" electric panel heater. Built-in airing cupboard with factory lagged hot water, twin fitted immersion heaters and slatted shelving. Telephone point. Fitted shelves.

Bedroom 2: 12'9" x 6'9", (3.9m x 2.1m). "Dimplex" electric panel heater.

Shower room: Fully tiled shower cubicle with "Mira" fitting, and glass screen. Pedestal hand basin with tiled splashback. Low level WC. Wall mounted electric convector heater, Extractor fan.

Outside: To the front of the property is a small, South-facing garden with lawn and flower border.

Immediately to the rear is a paved patio area, and beyond, a neat, lawned garden with attractive flower and shrub borders. Timber and felt roofed **Garden Store, 8'0" x 6'0", (2.7m x 1.8m).**

A gate and shared pedestrian path leads to the end of the terrace, where there is a car park, with **2 allocated car parking spaces.**

Services: Main s water, electricity and drainage are connected to the property. Mains gas appears to be connected to the property,, but is unused.

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

Tax Band: C.

EPC: D.

