



15 Queens Road, FAKENHAM.

NR21 8BS.

Offers sought in the region of

£240,000

Freehold

Well presented, recently refurbished, mid-terraced, bay-fronted Town House with gas centrally heated and double glazed accommodation.

Works to the property have included providing a new central heating system and boiler, and a new bathroom – yet the property retains many character features such as stripped timber doors, a wood burning stove and window shutters.

The accommodation comprises, (on the Ground Floor), Entrance Hall, Bay fronted Sitting room with wood burning stove; Dining room; Well fitted Kitchen with range of appliances; Lobby & Cloakroom. On the First Floor is a Landing, 2 Double Bedrooms, an over-stairs Gallery, and a very well appointed Bathroom.

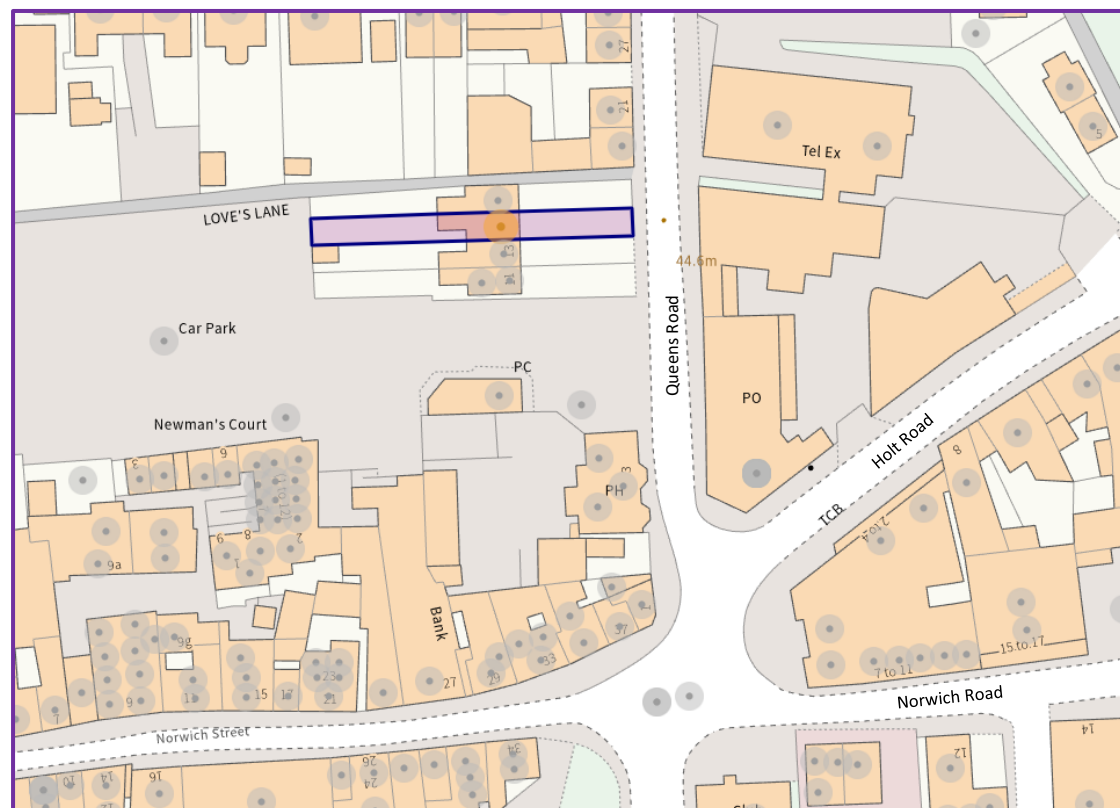
There is ample car parking space, and well enclosed Gardens to the front and rear.

The property is located in a very convenient position, close to the Town Centre and within easy walking distance of the bustling Market Square with its wide range of shops and other amenities.

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

Directions: From the Town Centre take Queens Road and the property is on the left, just after the turning to the car park, 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.



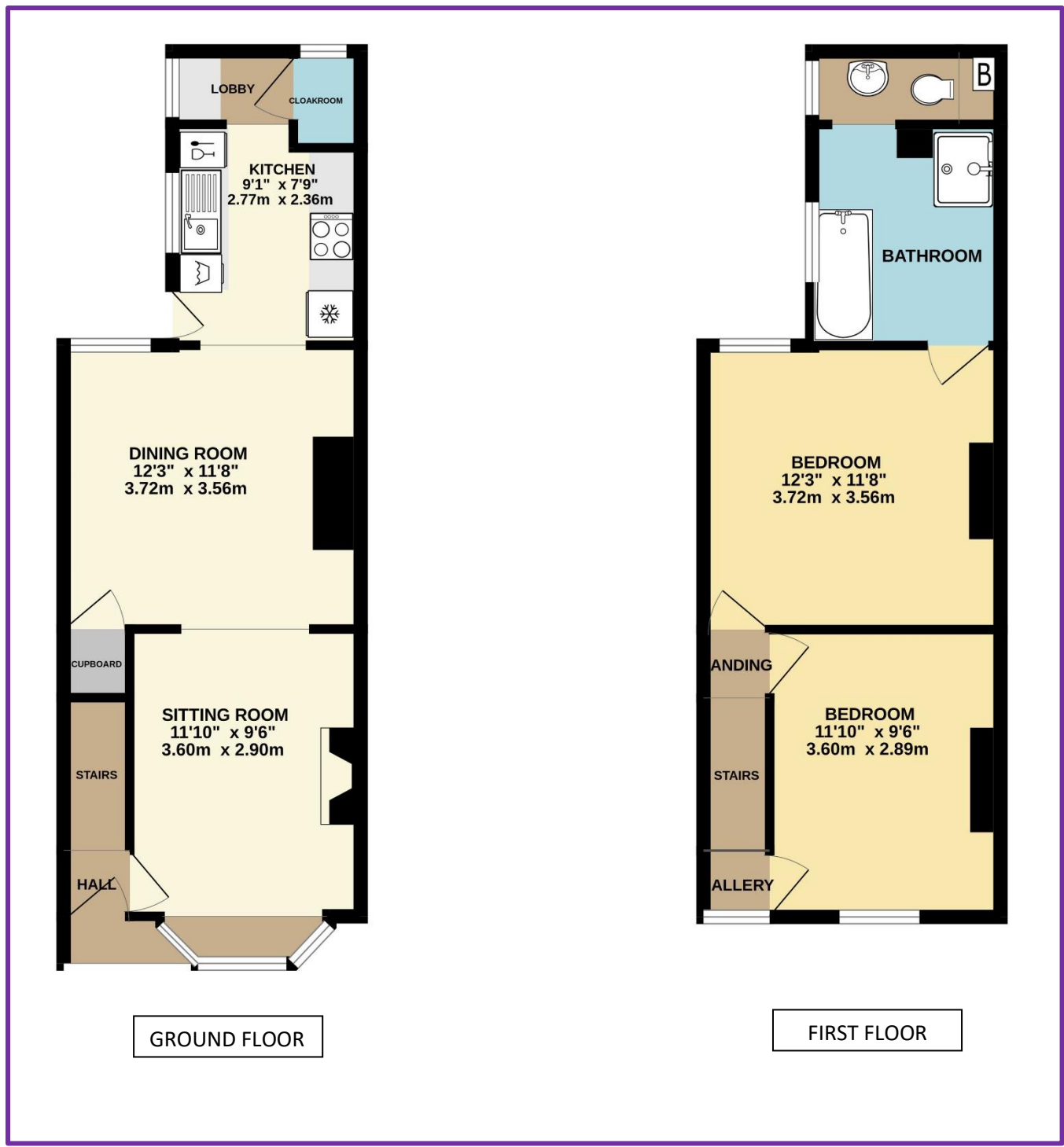
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Entrance Porch: Half double glazed door to;

Entrance Hall: Tiled floor.

Sitting room: 11'10" x 9'6", (3.6m x 2.9m) + double glazed bay window with fitted shutters. Wood burning stove with tiled hearth. Laminate floor. Telephone point. TV point. Through to;

Dining room: 12'3" x 11'8", (3.7m x 3.6m). Ornate cast iron fireplace, (non-functioning), with tiled hearth and mantle shelf over. Deep understairs cupboard. Laminate floor. Archway to;

Kitchen: 9'1" x 7'9", (2.8m x 2.4m). Ceramic sink unit with mixer tap, set in fitted work surface with tiled splashback, and cupboard, dishwasher and washing machine under. Further fitted work surface with tiled splashback, and built-in "Beko" 4 ring electric hob unit, oven, refrigerator, cupboard and further appliance space under. Venetian blind. Tiled floor. Spotlights. Half double glazed door to outside.

Rear Lobby: with fitted shelf and tiled floor.

Cloakroom: Hand basin with tiled splashback. Low level WC. Tiled floor.

First Floor:

Small Landing:

Bedroom 1: 11'10" x 9'6", (3.6m x 2.9m). Door to over-stairs Gallery.

Bedroom 2: 12'3" x 11'8", (3.7m x 3.6m). Hatch to roof space. Door to;

Bathroom: White suite of panelled bath with tiled surround, and mixer tap/shower fitting over. Fully tiled shower cubicle with glass screen door and "Mira" fitting. Hand basin with mixer tap, tiled surround and cupboard under. Low level WC. Recessed shelf with "Baxi" wall mounted gas fired central heating boiler. Heated towel rail. Laminate floor. Hatch to roof space.

Outside: To the front of the property is a good sized, gravelled **Car Parking space**. A pedestrian gate leads to a well fenced front garden with gravelled and paved areas, and a gravelled path leading to the front door. Immediately to the rear is a paved path leading to a brick and asbestos roofed **Store**, 7'8" x 4'7", (2.3m x 1.4m). Steps lead up to a paved and gravelled area with an arbour and a timber and felt roofed **Store**, 4'0" x 4'0", (1.2m x 1.2m). Beyond, a further gravelled path leads past flower and shrub borders to a paved patio area with timber and felt roofed **Summer House**, 6'0" x 4'0", (1.8m x 1.2m).

Services: All mains services are connected to the property.

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

Tax Band: A.

EPC: TBA.

