



**73 Bridge Street,
FAKENHAM.**

NR21 9TE.

**Offers sought in the region of
£260,000**

Freehold

Deceptively Spacious, modern, mid-terraced Town House with very well presented, gas centrally heated and double glazed 3 bedrooomed accommodation spread over 3 floors, and having a well enclosed patio garden, garage and car parking space.

The property is conveniently located within 300 yards of the Market Square, and less than 100 yards from the picturesque River Wensum.

The accommodation comprises:

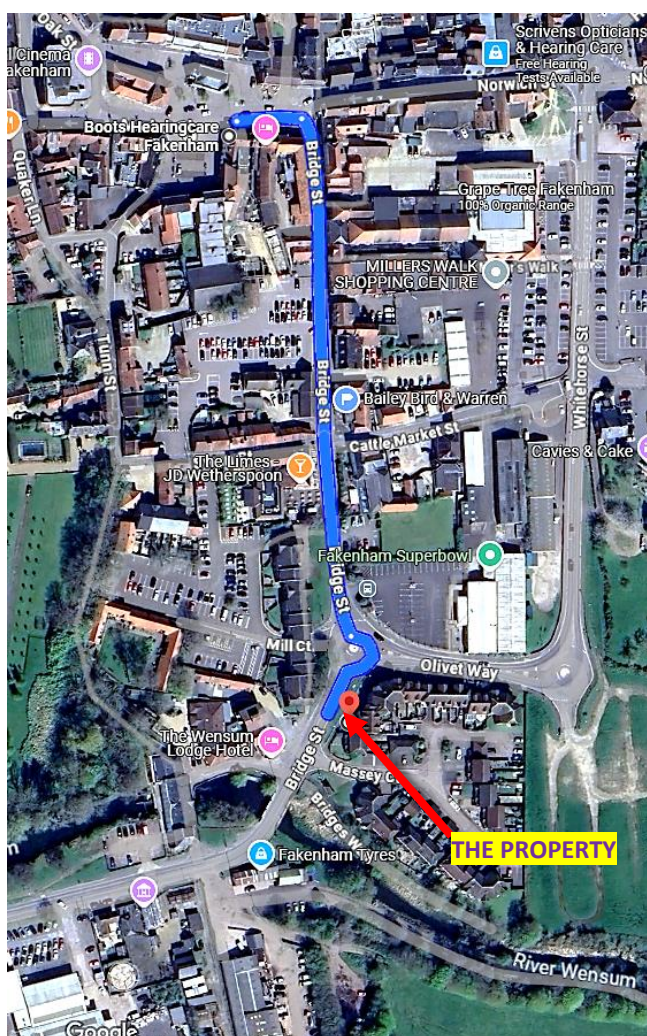
Ground Floor: Entrance Hall, Cloakroom, Sitting room and fitted Kitchen.

First Floor: 2 Bedrooms and a Shower room

Second Floor, Master Bedroom and En-Suite Bathroom.

Outside: Small front Garden. Well enclosed patio garden to rear. Separate Garage and Parking Space.

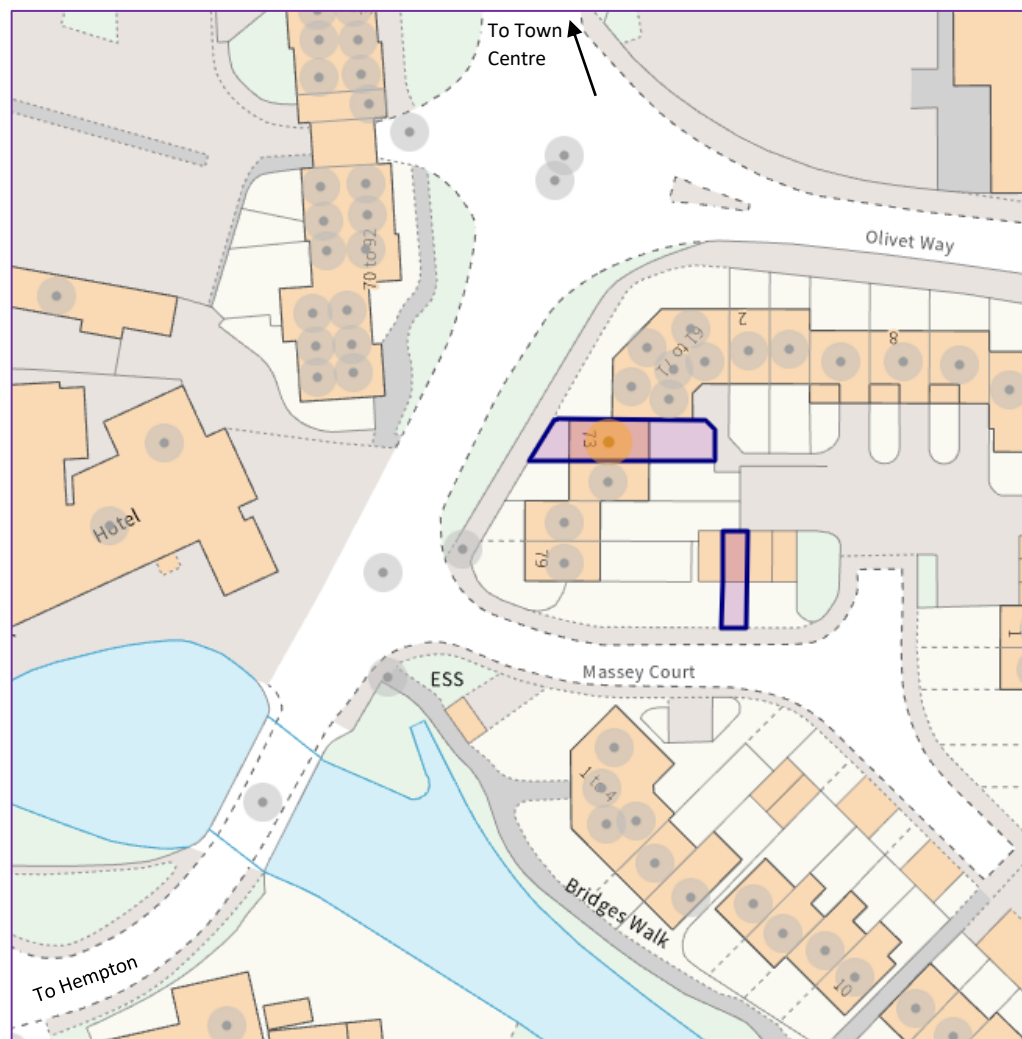
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Directions: From the Town Centre, take Bridge Street. Continue straight over the mini-roundabout, and the property is on the left just before the bridge, 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.

EPC: "D".



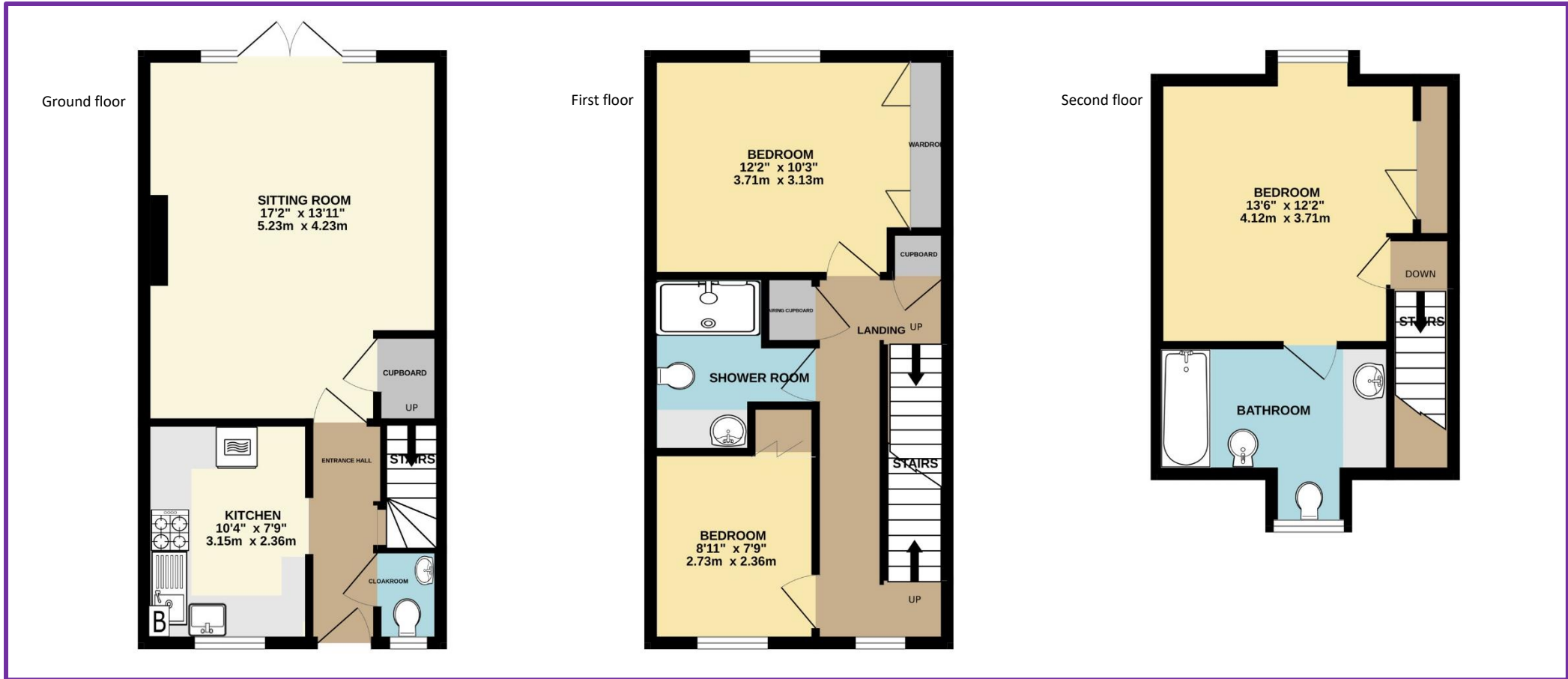
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor:

Canopy Entrance Porch: Half double glazed door to;

Entrance Hall: Understairs shelves. Tiled floor. Telephone point.

Cloakroom: Low level WC. Small hand basin with mixer tap and tiled splashback. Tiled floor.

Sitting room: 17'2" x 13'11", (5.2m x 4.2m). Fireplace surround with point for gas fire. Understairs cupboard with fitted shelves, hanging rail and electric light. Centre light and 2 wall lights. TV point. Twin double glazed doors to rear garden.

Fitted Kitchen: 10'4" x 7'9", (3.2m x 2.4m). 'L' shaped, double bowl, stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. 4 ring gas hob unit with stainless steel splashback, and extractor hood over. Built-in double oven with integrated "New World" microwave over. Matching range of wall mounted cupboard units with concealed lighting under. "Potterton" wall mounted gas fired central heating boiler. Fitted shelves. Appliance space with high level cupboards over. Ceiling recessed spotlights. Tiled floor.

First Floor:

Landing: Built-in shelved cupboard. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Fitted shelves. Shuttered window.

Bedroom 2: 12'2" x 10'3", (3.7m x 3.1m). Built-in twin double wardrobe cupboards with folding mirror doors. Range of fitted shelves. Shuttered windows to rear.

Bedroom 3: 8'11" x 7'9", (2.7m x 2.4m). Built-in double wardrobe with folding mirror doors. Fitted shelving. Shuttered window to front.

Shower room: Shower cubicle with glass screen. Low level WC. Hand basin with mixer tap, set in fitted vanity shelf with cupboards under. Tiled splashback, mirror, spotlights and shaver point over. Heated towel rail. Extractor fan.

Second Floor:

Small Landing:

Master Bedroom: 13'6" x 12'2", (4.1m x 3.7m). Built-in double wardrobe cupboard with folding mirror doors. Fitted shelving. Shuttered window to rear.

En-Suite Bathroom: White suite of panelled bath with tiled surround, mixer tap/shower fitting and screen over. Low level WC. Bidet. Hand basin with mixer tap set in fitted vanity shelf, with mirror and shaver point over. Heated towel rail. Extractor fan. Roller blind. Access to eaves storage.

Outside: To the front of the property is a small flower garden enclosed by a brick wall. To the rear is a very well enclosed, paved patio garden, gravelled area, fitted seat and small ornamental fish pond. Timber and felt roofed garden Store, 6'0" x 3'0". Pedestrian gate to car parking area.

Separate brick and tiled **Garage, 17'0" x 8'6", (5.2m x 2.6m)**, with up & over door, concrete floor, wall cupboards and electrical connection. To the front of the garage is a drive/car parking space.

Services: All mains services are connected to the property.

District Authority: N.N.D.C., Cromer. Tel: (01263) 513811. **Tax Band:** "C".

