



18 Queens Road,  
FAKENHAM.  
NR21 9DB.

Offers sought in the region of  
£260,000

Freehold

Deceptively Spacious, semi-detached, bay-fronted Victorian Town House with gas centrally heated and double glazed accommodation including 2 reception rooms, fitted kitchen, utility room, Shower room, 3 bedrooms, Bathroom and Attic Bedroom 4.

Double car parking space, and rear garden extending, in all, to over 150ft (stms).

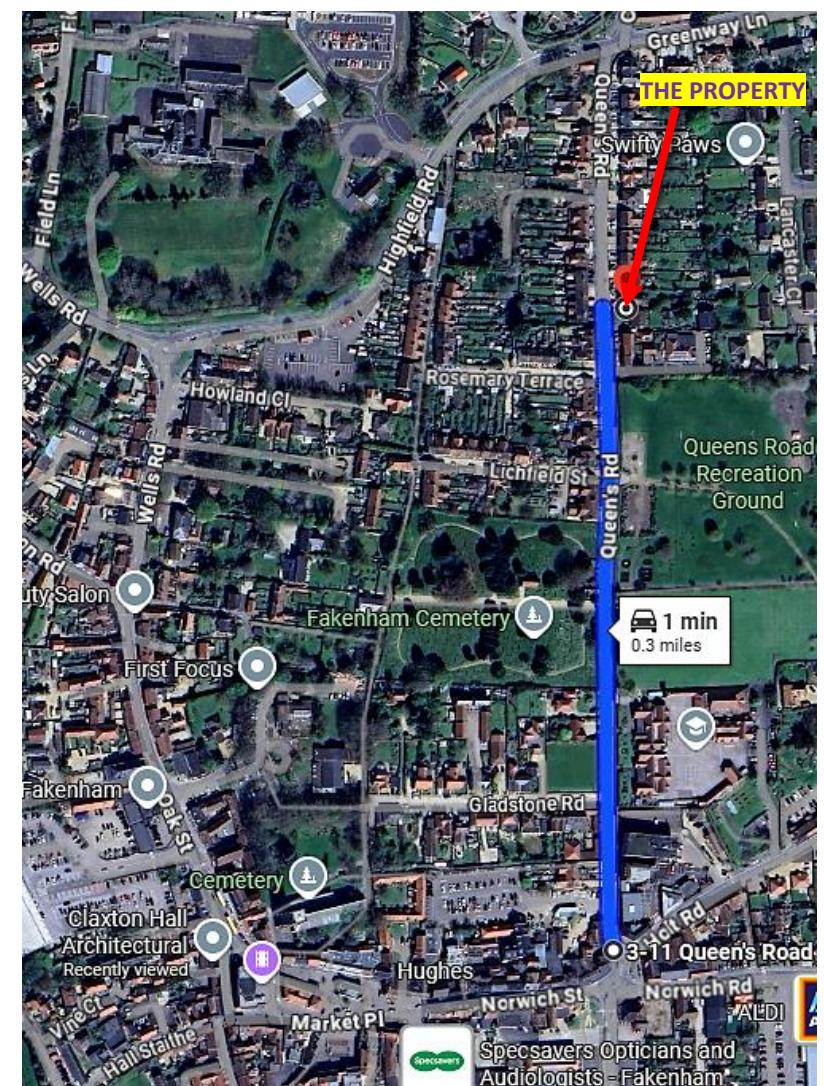
The property is conveniently located, close to the Millennium Park and within 1/3<sup>rd</sup> mile of the Town Centre.

**NO ONWARD CHAIN**

Tel: 01328 864763 [office@baileyybirdandwarren.co.uk](mailto:office@baileyybirdandwarren.co.uk) [www.baileyybirdandwarren.co.uk](http://www.baileyybirdandwarren.co.uk)

**Directions:** From the Town Centre take Queens Road, and the property is on the right at 1/3<sup>rd</sup> mile, just after the Millennium Park and Summerhill Veterinary practice, 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@baileyybirdandwarren.co.uk](mailto:office@baileyybirdandwarren.co.uk)

[www.baileyybirdandwarren.co.uk](http://www.baileyybirdandwarren.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;

**Entrance Hall:**

**Sitting room:** 12'9" x 11'8", (3.9m x 3.6m) + double glazed bay window with fitted blinds. Blocked off fireplace with decorative tiled hearth. Telephone point. TV point.

**Dining room:** 15'1" x 11'10", (4.6m x 3.6m). Wood burning stove with decorative tiled hearth. TV point. Twin double glazed doors to outside.

**Kitchen:** 10'0" x 8'8", (3.0m x 2.6m). Ceramic sink unit with pedestal mixer tap, set in fitted work top with tiled surround and drawers, cupboards and appliance space under. Further fitted work top with tiled splashback, and drawers and cupboards under. Built in four ring electric hob unit with decorative tiled splashback, and extractor hood over. Built-in oven under. Tiled floor. Spotlights. Roller blinds.

**Utility room:** 8'8" x 6'3", (2.6m x 1.9m). "Viessmann" wall mounted gas fired central heating boiler. Fitted work surface with appliance spaces and plumbing for washing machine and dishwasher under. Tiled floor. Spotlights. Roller blind.

**Fully tiled Shower room:** Walk-in shower cubicle with glass screen. Pedestal hand basin with mixer tap. Low level WC. Heated towel rail. Ceiling recessed spotlights. Extractor fan. Wall fitted mirror. Tiled floor.

**First Floor:**

**Landing:**

**Bedroom 1:** 15'1" x 11'0", (4.6m x 3.3m). Blocked off fireplace. Telephone point.

**Half tiled Bathroom:** White suite of panelled bath with mixer tap/shower attachment over. Pedestal hand basin. Low level WC. Oculus window. Heated towel rail. Laminate floor.

**Bedroom 2:** 9'2" x 5'10", (2.8m x 1.8m). Stripped timber floor. Telephone point. Spotlights. Venetian blind.

**Bedroom 3:** 10'0" x 8'8", (3.0m x 2.6m). Fitted cupboard. Hatch to roof space. TV point.

**Second Floor:**

**Attic Bedroom 4:** 15'1" x 11'0" (4.6m x 3.4m) max. Access to eaves storage area. 2 Velux roof lights.

**Outside:** To the front of the house is a brick weave **double car parking space**. Immediately to the rear is a brick weave patio area with steps up to a brick weave terrace. Beyond, lies a partly lawned garden with several trees, including holly, willow and sycamore), and a timber and felt roofed **Garden Store** 10'0" x 8'0", (3.0m x 2.4m). The garden is presently unkempt, but extends to over 150 ft (stms).

**Services:** All mains services are connected to the property.

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

**Tax Band:** "B"

**EPC:** TBA.

