



3 Mount Pleasant, Church Lanes, FAKENHAM.

NR21 9DD.

**Offers sought in the region of
£140,000**

Freehold

South-facing, end-terraced Cottage recently refurbished, with gas centrally heated and partly double glazed 2 bedroomed accommodation and enclosed garden.

The property is conveniently located, within ¼ mile of the Town Centre.

The accommodation comprises:

On the Ground Floor; Enclosed Entrance Porch/Conservatory, Sitting room with open fireplace, Fitted kitchen with built in hob, oven and cooker hood and new bathroom.

First Floor; Landing and 2 Bedrooms.

Outside: Enclosed, South-facing Garden.

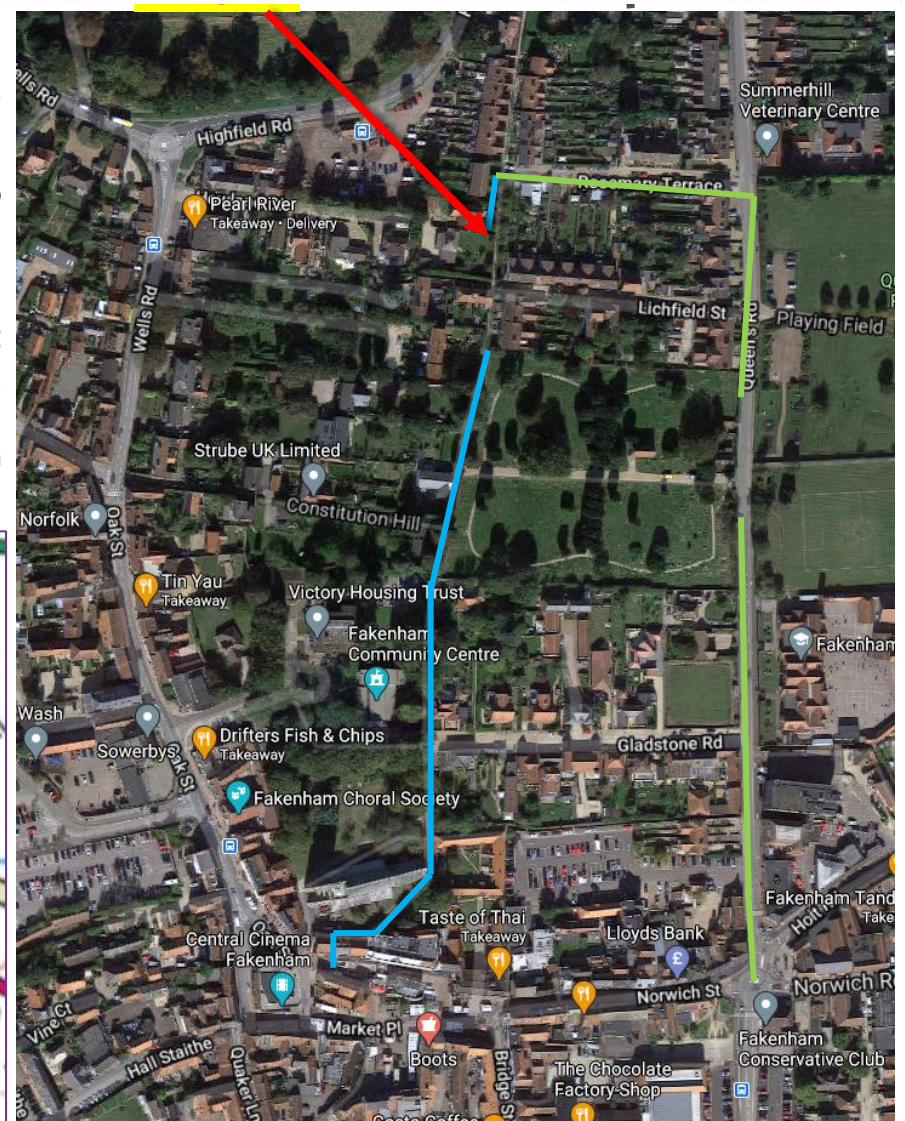
NO ONWARD CHAIN

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

Directions: From the Market Square, on foot, proceed to the Parish Church and take Church Lanes – a public pathway which leads to Highfield Road. The property is on the left at 375 yards, opposite the turning to Litchfield Street, as marked by a for sale board.

By car, from the Town Centre take Queens Road, and turn left opposite The Millennium Park into Lichfield Street. The property is at the end of the road, 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

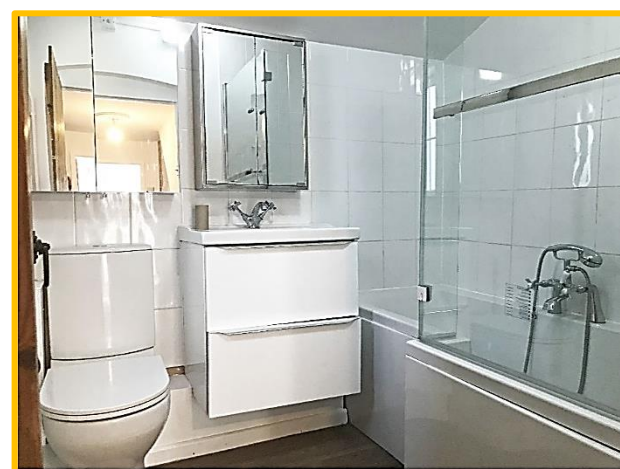
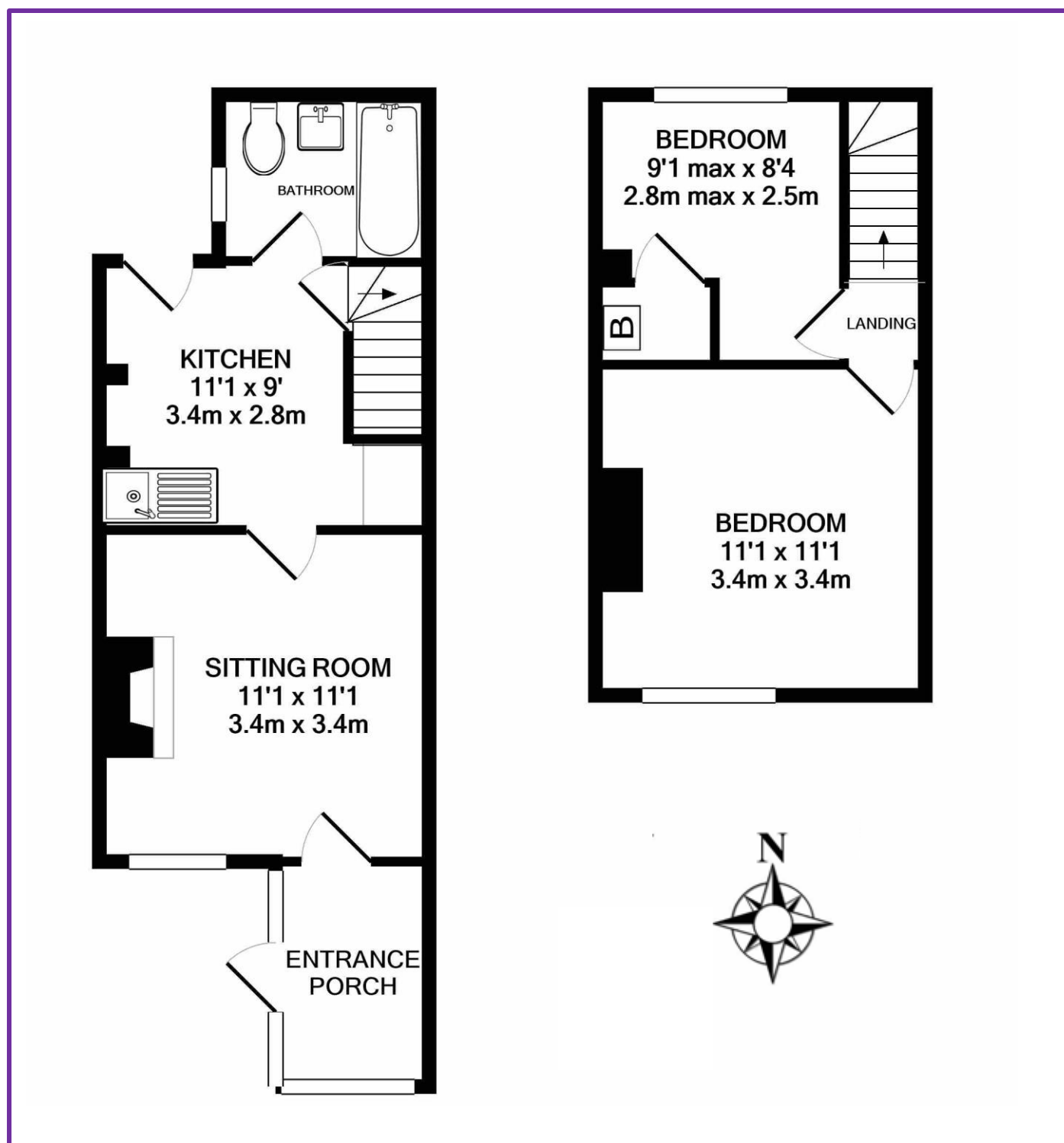
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Ground Floor: ½ glazed door to;

Entrance Porch/Conservatory: 7'7" x 5'2", (2.3m x 1.5m).
Polycarbonate roof. Part quarry tiled floor. Half glazed door to;

Sitting room: 11'1" x 11'1", (3.6m x 3.5m).
Brick fireplace with quarry tiled hearth and timber surround and mantel shelf.
Vacuum sealed double glazed window. Telephone point. Coved ceiling.

Kitchen: 11'1 x 9'0", (2.6m x 2.1m).
Sink unit with pedestal mixer tap set in fitted work top with tiled surround and cupboard under. Built in four ring electric hob with "Cooke & Lewis" oven under and extractor hood over. Further fitted work top with tiled splash back, and refrigerator, cupboard and appliance space under. Matching wall cupboard. Half glazed door to outside. Latch door to

Bathroom:
with mainly tiled walls. White suite of panelled bath, with mixer tap/shower fitting and glass screen over. Hand basin with mixer tap, and drawers under. Low level WC. Extractor fan. Automatic light.

First Floor:

Small Landing:

Bedroom 1: 11'1" x 11'1", (2.7m x 2.36m).

Cast iron fireplace with timber surround and mantel shelf. Vacuum sealed Double glazed sash window. Coved ceiling.

Bedroom 2: 9'1" x 8'4", (2.8m x 2.5m) max.

Airing cupboard housing "Vaillant" gas fired Combi central heating boiler, and slatted shelves. Hatch to roof space. Coved ceiling.

Outside:

To the front of the cottage is an enclosed South-facing Garden area, with timber fencing on the West side, and a tall, brick screening wall on the East side. Within the garden is a small lawn, patio area and shrub bed.

A gate at the end of the garden leads to a shared pathway, and then to Church Lanes.

To the rear is a further shared path, leading to Church Lanes, and to a former Outside WC, now used for bin storage.

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "A".

EPC: D.

