



**26 Church Lanes,
FAKENHAM.
NR21 9DG.**

**Offers sought in the region of
£147,500
Freehold**

Very Attractive, mid-terraced Victorian Cottage recently thoroughly refurbished, and having gas centrally heated and double glazed 2 bedroomed accommodation and a long, enclosed garden.

The property is conveniently located, within 1/3rd mile of the Town Centre.

Works to the property have included; new roof, new electrics, new kitchen fittings, new power-shower & WC, new carpets and flooring to the kitchen, new rainwater goods, and redecoration.

The accommodation comprises:

On the Ground Floor; Sitting room, Dining room and Fitted kitchen with built in appliances.

First Floor; Landing, 2 Bedrooms and Shower room.

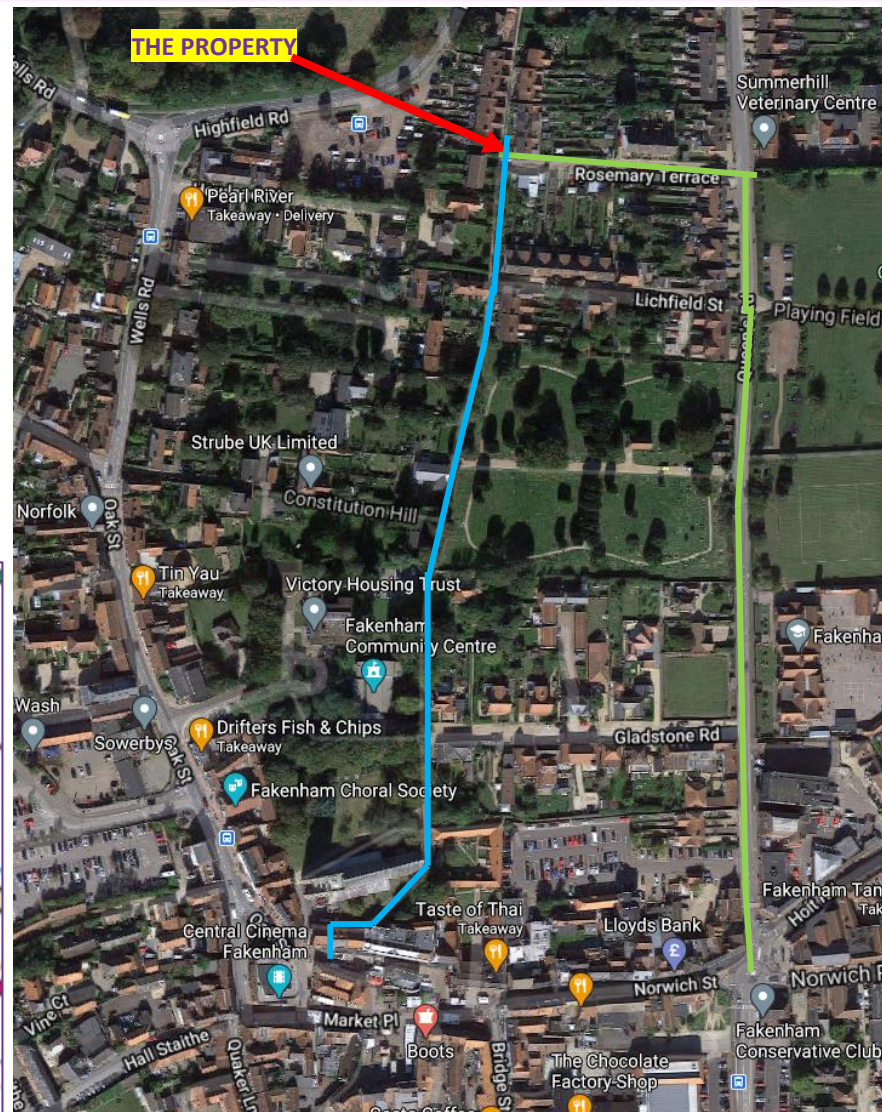
Outside: Long enclosed Garden.

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 right at 450 yards, just after the turning to Rosemary Terrace.

By car, from the Town Centre take Queens Road, and turn left opposite Summerhill Vet's Practice into Rosemary Terrace. Proceed on foot from the end of the Street, turning right into Church Lanes, and the property is on the right.

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: ½ glazed door to;

Sitting room: 11'10" x 10'7", (3.6m x 3.2m).

Fireplace with (redundant) living flame gas fire, attractive marble surround, mantle shelf and hearth. 3 wall lights.

Dining room: 12'0" x 10'10", (3.7m x 3.3m).

Built-in cupboard. Staircase to first floor.

Kitchen: 13'2 x 6'3", (4.0m x 1.9m).

1½ bowl stainless steel sink unit with tiled surround, set in fitted work surface with appliance space and plumbing for washing machine under. Further fitted work top with built-in 4 ring electric hob unit, stainless steel splashback and recirculating hood over, and electric cooker under. Matching range of wall mounted cupboard units and fridge/freezer. Fitted breakfast bar. Half glazed door to outside.

First Floor:

Landing: Built-in cupboard housing gas fired central heating boiler.

Bedroom 1: 11'10" x 10'9", (3.6m x 3.3m).

2 Built-in wardrobe cupboards. Centre light and 2 wall lights.

Bedroom 2: 11'3" x 5'8", (3.4m x 1.7m).

Fully tiled Shower room:

Fully tiled shower cubicle with new power-shower and sliding glass screen doors. Hand basin with tiled surround and drawers and cupboards under. Low level WC. Tiled floor.

Outside:

To the front of the cottage is a gravelled Garden area.

A shared pedestrian path leads around the side and rear of the adjoining property to the rear of this property, and to a lovely, well fenced, mainly lawned garden extending, in all, to about 40m. At the end of the garden is a very private, paved patio area.

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band: "A".**

