



27 Whitelands, FAKENHAM. NR21 8EW.

Offers sought in the region of
£200,000
Freehold

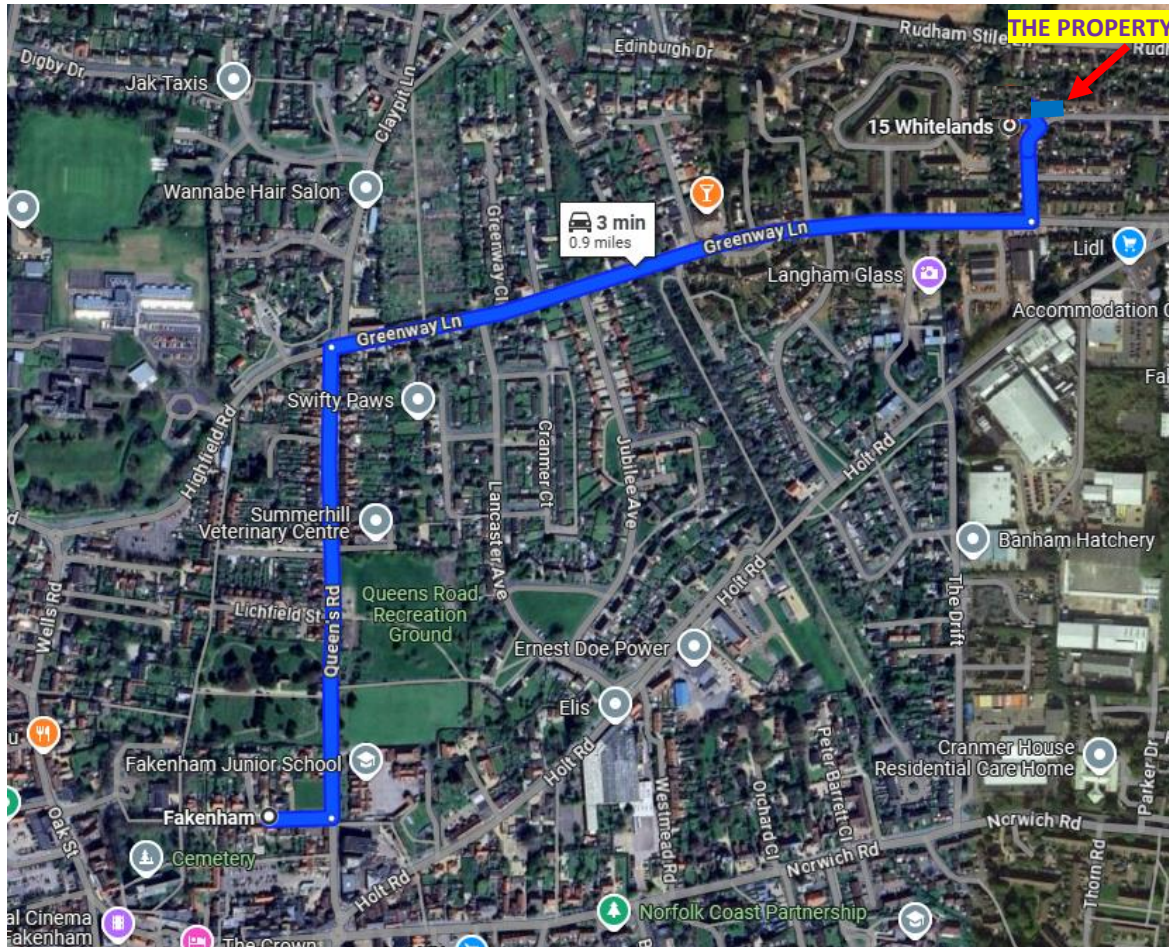
South-facing, semi-detached modern style Bungalow with gas centrally heated and double glazed 3 bedrooomed accommodation, requiring improvement.

The property is set in a well enclosed garden, with car parking space and garage/store.

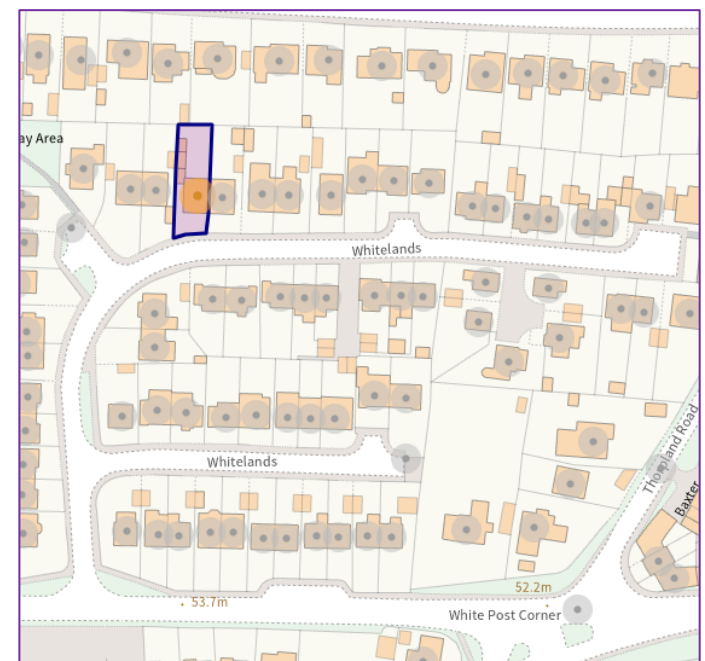
Located within a popular cul-de-sac development, about 1 mile from the Town Centre, and within walking distance of 2 Supermarkets and the Doctor's Surgery.

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

Directions: From the Town Centre, take Queens Road, and at the traffic lights turn right into Greenway Lane, Continue past the "Langham Glass" premises, and turn left into Whitelands. The property is on the left, 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.



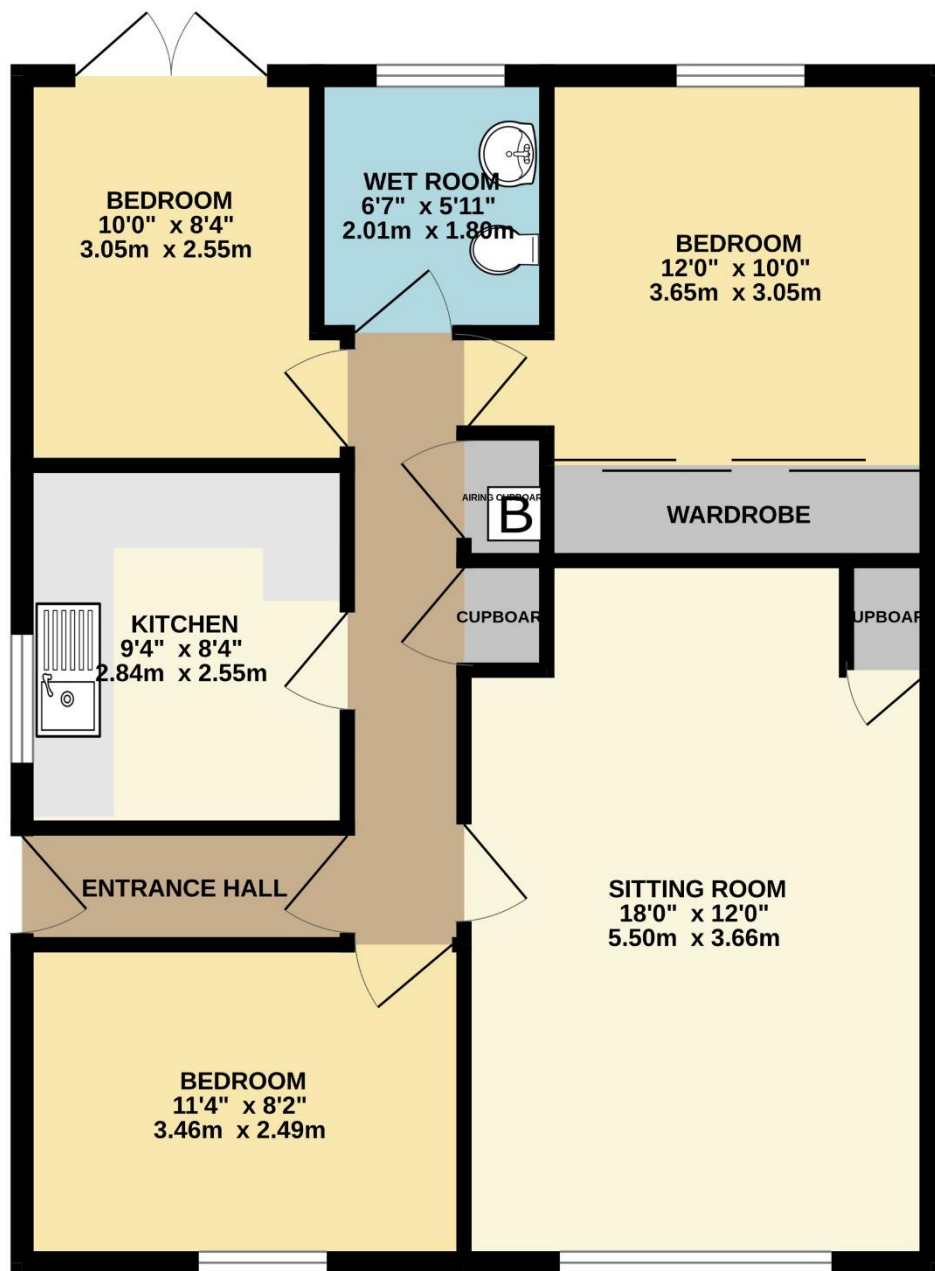
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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They do not constitute part of an offer or contract.

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Double glazed door to;

Entrance Hall:

Tiled floor. Glazed door to

Inner Hall:

Built-in shelved cupboard. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and "Potterton" wall mounted, gas fired central heating boiler. Hatch to roof space. Tiled floor. Glazed door to;

Sitting room: 18'0" x 12'0", (5.5m x 3.7m).

Built-in shelved cupboard. Telephone point. TV point.

Kitchen: 9'4" x 8'4", (2.8m x 2.6m).

Stainless steel sink unit with mixer tap set in fitted work top with shelves, drawers, cupboards, appliance space and plumbing for washing machine under. Range of wall mounted cupboard units. Tiled floor. Strip light.

Bedroom 1: 12'0" x 10'0", (3.7m x 3.1m).

Built-in range of wardrobe and shelved cupboards with sliding mirror doors.

Bedroom 2: 11'4" x 8'2", (3.5m x 2.5m).

Wood block floor.

Bedroom 3: 10'0" x 8'4", (3.1m x 2.6m).

Twin double glazed doors to rear garden.

Fully tiled Wet room:

"AVW" shower. Pedestal hand basin. Low level WC. Extractor fan.

Outside:

To the front of the property is a concrete drive and paved area offering **off street parking for 2 cars**.

A concrete ramp leads to front door.

To the rear is a brick and built-up felt flat roofed **Garage/Store, 16'1" x 8'3", (4.9m x 2.5m)**, (Note: no vehicular access), with up & over door, concrete floor, fitted shelves, electrical connection and personal door.

Within the rear garden there is a paved patio area, trees, shrubs and a covered wood store.

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "C".

EPC: TBA.

