



**Constitution Hill, Fakenham, NR21 9EF**

**welcome to**

**Constitution Hill, Fakenham**

A charming two bedroom cottage, perfectly situated within walking distance to the town centre. Being offered to the market with no onward chain. The cottage is now in need of a programme of remedial works, but boasts character features throughout. Benefitting from front and rear gardens.



### Lounge

13' 9" x 12' 4" ( 4.19m x 3.76m )

Fireplace, radiator, door and window to the front.

### Kitchen

11' 2" x 7' 7" ( 3.40m x 2.31m )

Kitchen with wall and base units, stainless steel sink with drainer, space with cooker, washing machine and fridge freezer, stairs to the first floor and window to the rear.

### Hallway

Door to the side.

### Bedroom One

14' x 12' 4" ( 4.27m x 3.76m )

Radiator and window to the front.

### Bedroom Two

11' 3" x 7' 7" ( 3.43m x 2.31m )

Radiator and window to the rear.

### Bathroom

Suite comprising bath with shower room, WC, wash hand basin and window to the side.

### External Stores

7' 5" x 7' 2" ( 2.26m x 2.18m )

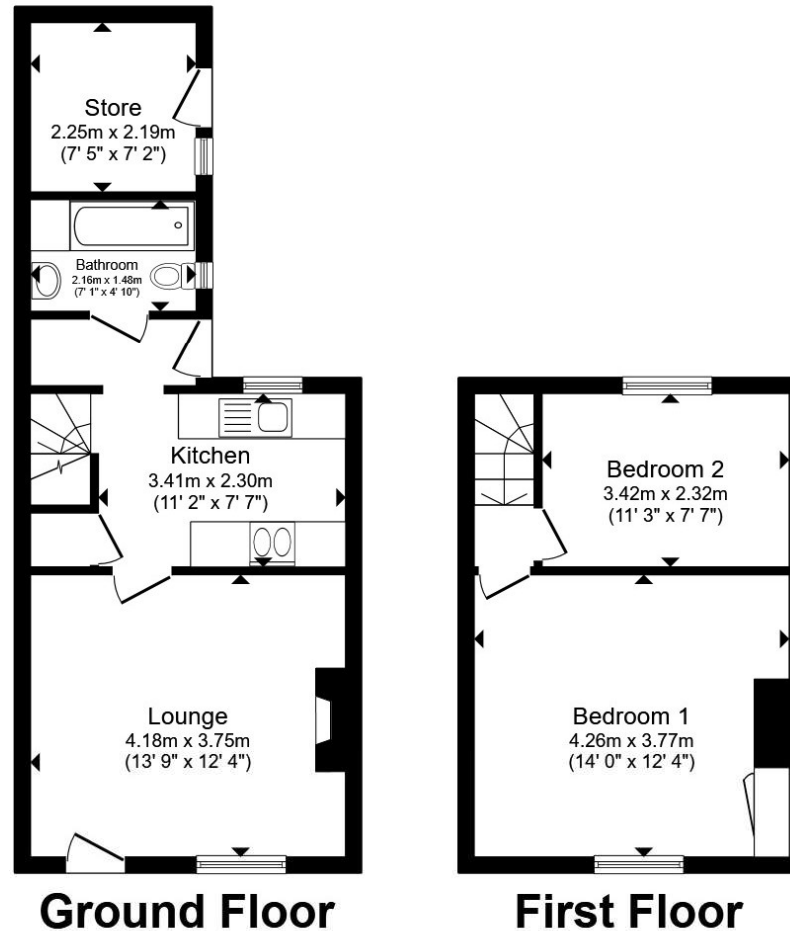
Door and window to the side.

Three brick stores (2 with electricity)

Rear Garden has two wooden sheds and a greenhouse.

### \*\* Agents Note \*\*

There is no direct parking with the property, however there are various parking options nearby. Please contact the branch for more details.



Total floor area 62.3 m<sup>2</sup> (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Constitution Hill, Fakenham

- CHARACTER COTTAGE
- ABUNDANCE OF POTENTIAL
- GAS CENTRAL HEATING
- SASH WINDOWS
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108689 - 0005

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