



Lichfield Street, Fakenham, NR21 9DF

welcome to

Lichfield Street, Fakenham

****NO ONWARD CHAIN**** Rarely available 3-bed home in the heart of Fakenham, just a short walk from the town centre. Offering two reception rooms, utility room, established garden and a large timber garage/workshop accessed via Rosemary Terrace, all beautifully presented and ready to move into today.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

In accordance with Section 21 of the Estate Agents Act 1979, we declare that the property is being sold by a member of staff.

Accommodation

Entrance Hall

Fitted mat flooring. Front door with obscured glass.

Lounge

Carpeted flooring. Fireplace feature with decorative logs. Arched recess with shelving. Double-glazed window to the front. Radiator.

Dining Room

Carpeted flooring. Stairs to first floor. Double-glazed patio doors to the courtyard. Radiator.

Kitchen

Tiled flooring. Fitted with wall and base units, electric hob and oven, stainless-steel extractor fan and a stainless-steel sink drainer. Tiled splashbacks. Space for dishwasher. Double-glazed window to the side.

Utility

Tiled flooring and splashbacks. Space for washing machine, tumble dryer, fridge/freezer. Boiler (2033 warranty). Wooden door to the rear of the house.

Bathroom

Laminate flooring with fully tiled walls. Fitted with WC, wash hand basin with storage and a bath with mains fed shower over the top and glass screen. Chrome towel rail. Double-glazed obscured window to the side.

First Flooring Landing

Carpeted flooring. Loft access. Radiator at the bottom of the stairs)

Bedroom One

Wooden flooring. Built-in wardrobe with shelving. Double-glazed window to the front. Radiator.

Bedroom Two

Carpeted flooring. Built-in wardrobe with shelving. Double-glazed window to the rear. Radiator.

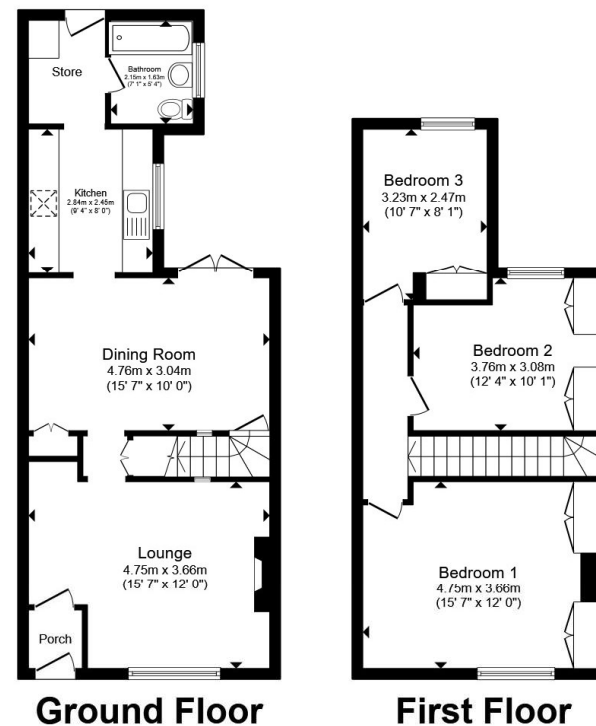
Bedroom Three

Carpeted flooring. Built-in wardrobe with shelving. Built-in bed (ideal for kids room). Double-glazed window to the rear. Radiator.

Outside

Rear Garden

Courtyard and bisected garden laid to turf with tiled path and mature shrubs. Access to timber garage and parking off Rosemary Terrace.



Total floor area 93.0 m² (1,001 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



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Lichfield Street, Fakenham

- Three-Bedroom Mid-Terraced Home
- Two Reception Rooms
- Kitchen with Adjoining Utility Room
- Built-In Wardrobes
- Established Bisected Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108747 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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