



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

**welcome to**

## **Constitution Hill, Fakenham**

Charming cottage full of character, situated within the heart of Fakenham. This cottage is presented immaculately throughout, boasting exposed beams, wood burner in the lounge and two bedrooms. \*\* OFFERED TO THE MARKET WITH NO ONWARD CHAIN \*\*



## Agent Notes

Please note that the AML Fee covers 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.

## Lounge

13' 1" x 12' 6" ( 3.99m x 3.81m )

Wood burner, stairs to the first floor, feature beams, radiator, door and window to the front.

## Kitchen/Dining Room

13' 4" x 7' 8" ( 4.06m x 2.34m )

Kitchen with wall and base units, oven with hob and extractor, composite sink with drainer, radiator, feature beams and window to the rear.

## Utility Room

6' 8" x 4' 3" ( 2.03m x 1.30m )

Base unit with space for washing machine & tumble dryer, door to the rear, window to the side and rear.

## Bedroom One

12' 7" x 10' 6" ( 3.84m x 3.20m )

Fitted cupboard, radiator, feature beams and window to the front.

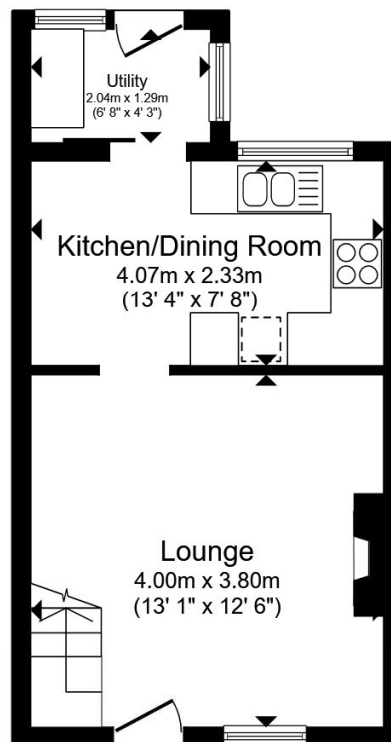
## Bedroom Two

7' 9" x 6' 10" ( 2.36m x 2.08m )

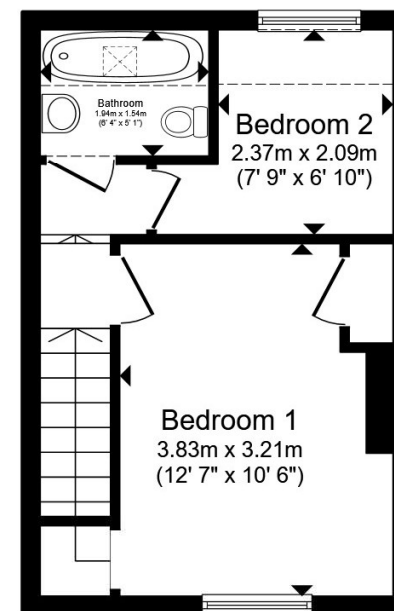
Feature beams and window to the rear.

## Bathroom

Suite comprising roller top bath with handheld shower, WC, wash hand basin and skylight window.



**Ground Floor**



**First Floor**

Total floor area 54.5 m<sup>2</sup> (586 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

- CHARACTERFUL COTTAGE
- EXPOSED BEAMS
- WOOD BURNER
- TWO BEDROOMS
- GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: D  
Council Tax Band: Deleted

offers in excess of

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108677 - 0006

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