





Constitution Hill, Fakenham NR21 9EF

william h brown

welcome to

Constitution Hill, Fakenham

Welcoming this charming two bedroom cottage, with NO ONWARD CHAIN, perfectly situated within walking distance to the town centre. Although now in need of a programme of remedial works, the cottage retains its character features throughout. Benefitting from front and rear gardens.













**** Agents Note ****
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.

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

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.

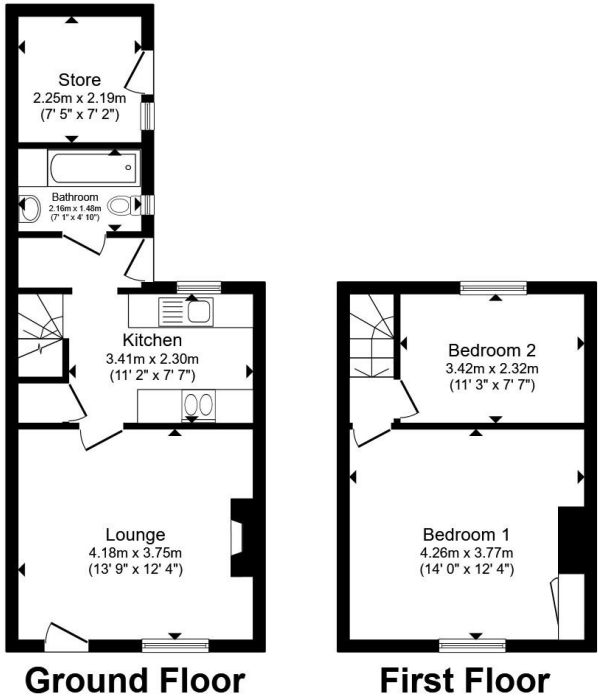
Hallway
Door to the side.

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.



Total floor area 62.3 m² (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

william h brown

view this property online williamhbrown.co.uk/Property/FKM108689

welcome to

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

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108689

The Property Ombudsman

Property Ref:
FKM108689 - 0009

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.

william h brown

01328 864922

Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.