





Caslon Close, Fakenham NR21 9DL

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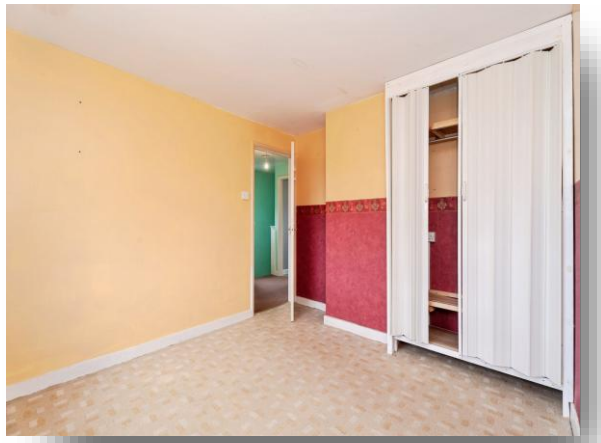
Caslon Close, Fakenham

Three-bedroom home in the sought-after Caslon Close, just a short walk from Fakenham town centre. Boasting a generous living/dining room, enclosed garden, and excellent potential throughout, this is an ideal opportunity for buyers looking to modernise and create a home tailored to their own style.













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.

No heating/central heating, gas fire only.

Accommodation
Entrance Hall
Carpeted flooring. Double-glazed to the entrance. Double-glazed window to the side. Cupboard under the stairs.

Cloakroom
Carpet tiled flooring. Fitted with WC only. Part tiled walls. Double-glazed window to the side.

Lounge
Carpeted flooring. Two double-glazed windows to the front, overlooking the front garden. Gas fire.

Kitchen
Carpet tiled flooring. Fitted with base units only, laminate work top, shelved pantry, stainless steel sink and extractor fan. Space for fridge freezer, washing machine, oven and hob. Double-glazed window to the rear.

First Floor Landing
Carpeted flooring. Cupboard with water tank and shelving. Hatch to the loft.

Bedroom One
Carpeted flooring. Double-glazed window to the rear overlooking the garden.

Bedroom Two
Carpeted flooring. Built-in wardrobe with shelves. Double-glazed window to the front.

Bedroom Three
Carpeted flooring. Double-glazed window to the front.

Bathroom
Carpeted flooring. Fitted with a wash hand basin and bath with electric shower over. Cupboard with shelving. Double-glazed window to the rear.

Back Entrance Porch
Wooden structure. Door leading to entrance hall.

Outside
Front Garden
Laid to lawn with some floral borders and a hedge to the front.

Rear Garden
Laid to lawn with shrubs. Two sheds at the bottom of the garden.



Ground Floor **First Floor**

Total floor area 83.0 m² (894 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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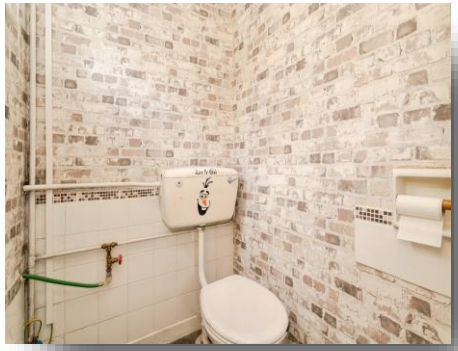
Caslon Close, Fakenham

- Three-bedroom end-terrace home
- Living/dining room with good space
- Three well-sized bedrooms
- Private garden
- Requires full renovation

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

£175,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108814 - 0008

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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