Bailey Bird & Warren

Independent Estate Agents & Surveyors



Building Plot,
off Kings Road,
FAKENHAM.
NR21 9HD.

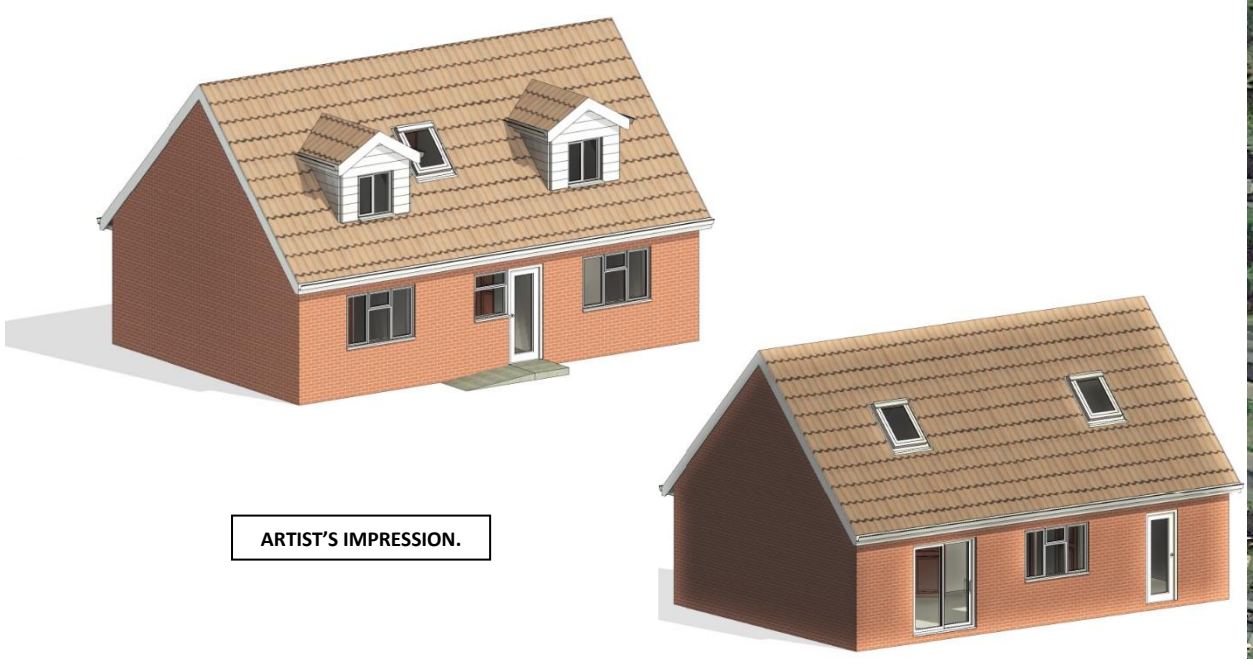
Offers sought in the region of
£110,000
Freehold

An individual, former Garden Building Plot with Planning Consent for the erection of a detached, 2/3 bedroomed Chalet-style Residence in a cul-de-sac position, within 2/3rds mile of the Town Centre.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the Town Centre take Oak Street and at the Wells Road junction turn left. Turn left at the next mini-roundabout into Sculthorpe Road, and turn right into Kings Road. The plot is on the right, as marked by a for sale board.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of “Country Life” magazine as the seventh best Town in Britain in which to live.



ARTIST’S IMPRESSION.



FOR IDENTIFICATION PURPOSES ONLY.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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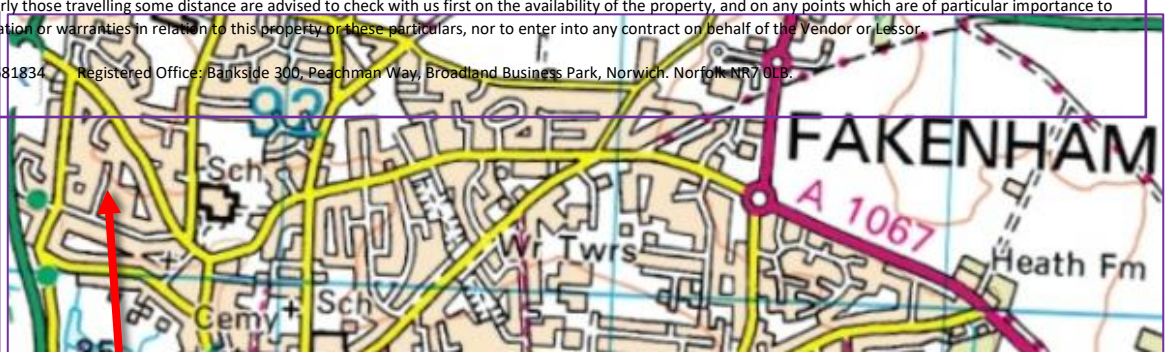
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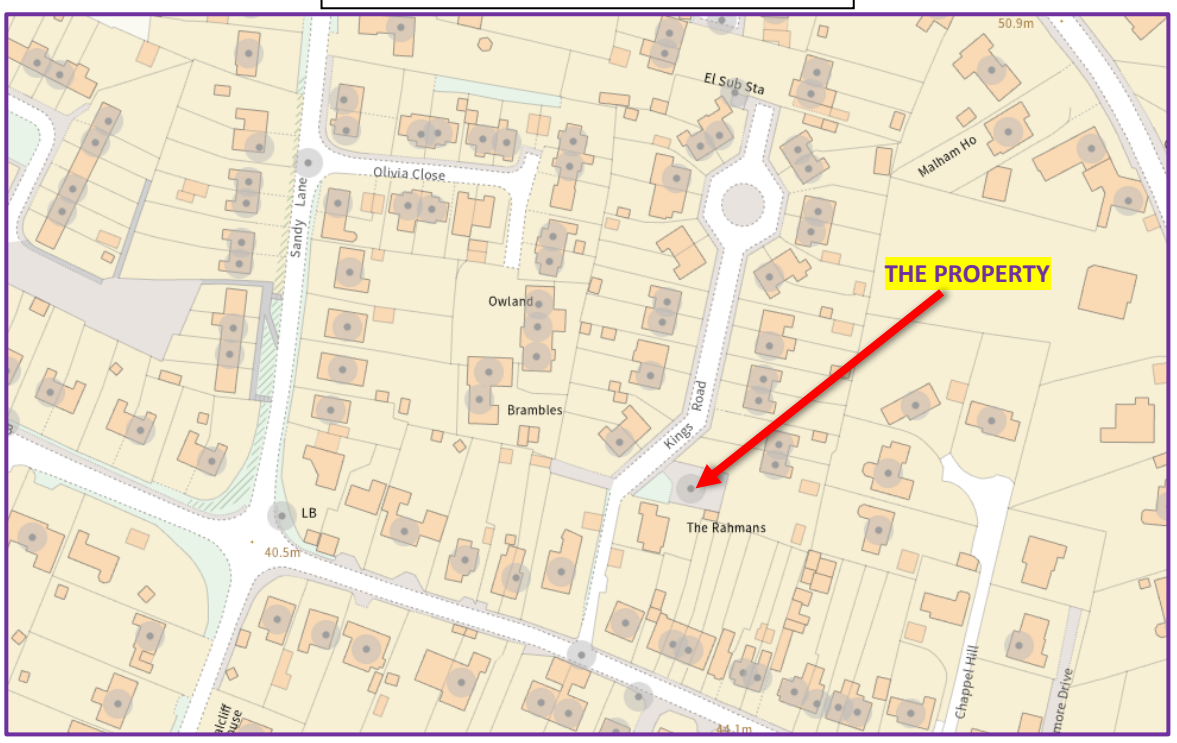
THE SITE:
Comprises an individual former garden Building Plot.

The site has a frontage to Kings Road of about 55 feet and an average depth of approximately 70 feet.



THE PROPERTY

FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE.



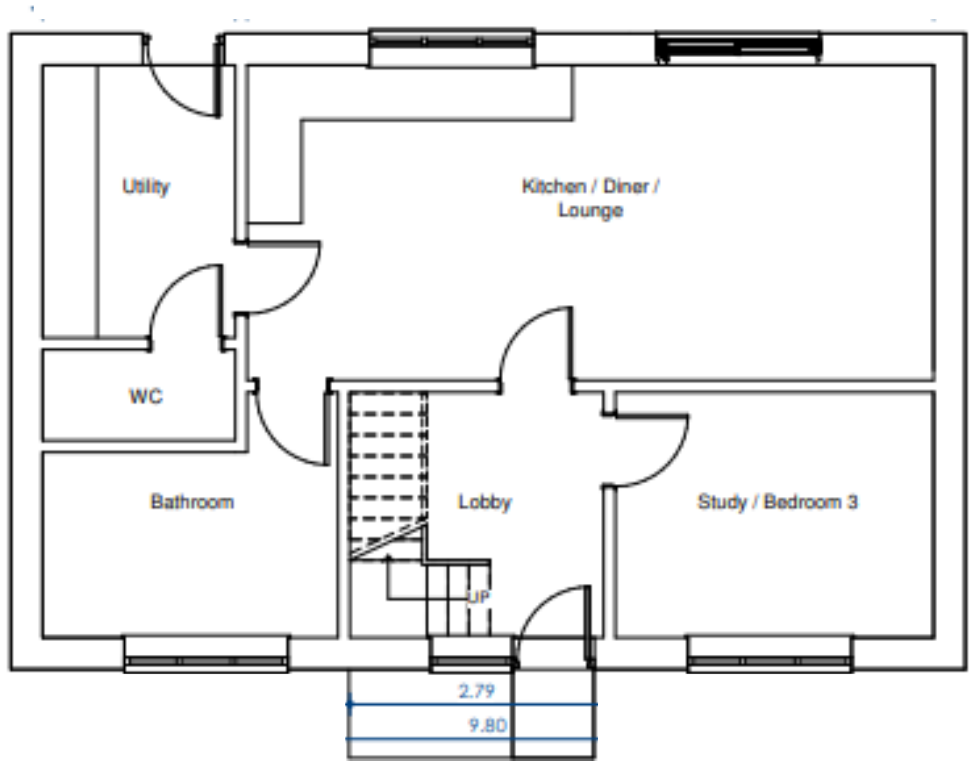
The approved Planning Consent provides for a detached Chalet style Residence to be built on the site.

The proposed accommodation comprises:

On the Ground Floor: Entrance Lobby, Open-plan Living space with Dining and Kitchen Area, Utility room, Separate WC, Bathroom and Study/Bedroom 3.

On the First Floor: Landing with deep storage cupboard off, and 2 Bedrooms.

Outside: There are gardens to the front and rear of the property, and space for off street car parking space.



All information taken from Architect's drawings and subject to variation.

Proposed accommodation – taken from architectural drawings.

NOT TO SCALE

