





Queens Road, Fakenham NR21 8BU

william h brown

welcome to

Queens Road, Fakenham

Characterful Victorian terrace on Queens Road. Offering three well-proportioned bedrooms, a stylish modern kitchen with patio doors opening to the garden, spacious lounge, two allocated parking spaces and a private rear garden ready to personalise!













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.

Entrance Hall
Door to the front and stairs to the first floor with seating area below.

Lounge
12' x 12' (3.66m x 3.66m)
Electric fireplace, radiator and uPVC window to the front.

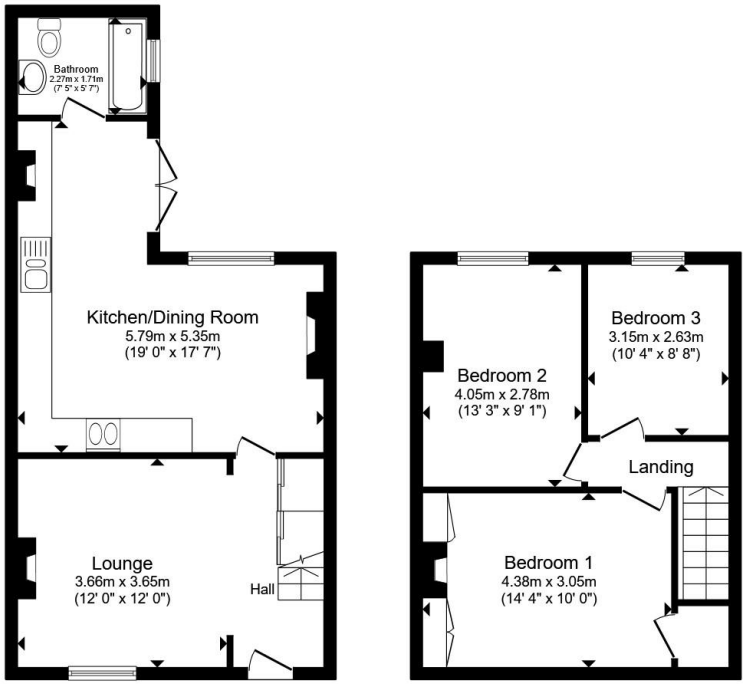
Kitchen/Dining Room
19' x 17' 7" (5.79m x 5.36m)
Kitchen with wall and base units, space for cooker, extractor, washing machine, dishwasher and fridge/freezer, sink with drainer, tiled splash back, ceiling lights, decorative fireplace, skylight, two uPVC windows to the rear and double doors leading to the rear garden.

Bedroom One
14' 4" x 10' (4.37m x 3.05m)

Bedroom Two
13' 3" x 9' 1" (4.04m x 2.77m)
uPVC window to the rear.

Bedroom Three
10' 4" x 8' 8" (3.15m x 2.64m)
uPVC window to the rear.

Bathroom
Suite comprising of bath with shower over, WC, wash hand basin, towel rail and uPVC window to the side.



Total floor area 85.1 m² (916 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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welcome to

Queens Road, Fakenham

- IMMACULATELY PRESENTED
- LARGE SPACIOUS KITCHEN
- MODERN BATHROOM
- TWO PARKING SPACES
- VICTORIAN TERRACE

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

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM107263 - 0012

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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