



Norwich Road, Fakenham, NR21 8LL

welcome to

Norwich Road, Fakenham

NO ONWARD CHAIN Three-bed detached bungalow on a generous plot, offering over 1,000 sq ft of space and scope to renovate. Features lounge, kitchen with conservatory, large private garden and ample parking. Ideal for buyers seeking a project with excellent potential throughout.



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.

Entrance Hall

Door to the front.

Lounge

13' 3" x 13' 3" (4.04m x 4.04m)

Feature fireplace, window to the side and bay window to the front.

Kitchen

13' 4" x 11' 5" (4.06m x 3.48m)

Kitchen with wall and base units, cooker with extractor over, space for washing machine, fridge freezer, sink with drainer, door into conservatory, window to the side and rear.

Conservatory

12' x 6' 2" (3.66m x 1.88m)

Brick and window surround with door to the rear patio.

Dining Room / Bedroom Three

13' 5" x 11' 4" (4.09m x 3.45m)

Feature fireplace, door to the front and window to the side.

Bedroom One

11' 10" x 9' 1" (3.61m x 2.77m)

Window to the rear.

Bedroom Two

11' 10" x 9' 1" (3.61m x 2.77m)

Window to the rear.

Bathroom

Suite comprising bath, WC, wash hand basin and two windows to the front.

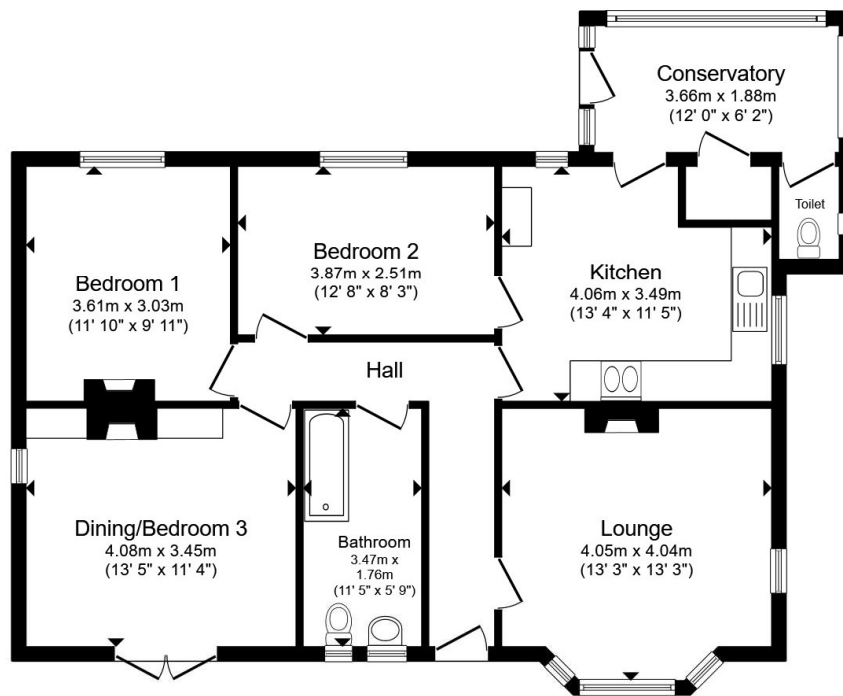
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WC and window to the side.

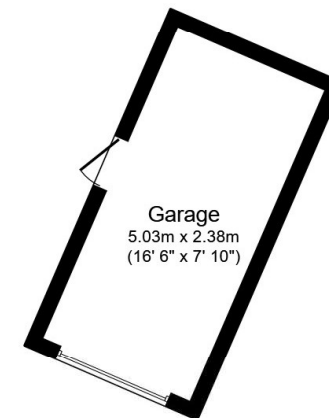
Garage

16' 6" x 7' 10" (5.03m x 2.39m)

Roller door to the front and pedestrian door to the side.



Floor Plan



Garage

Total floor area 100.6 m² (1,083 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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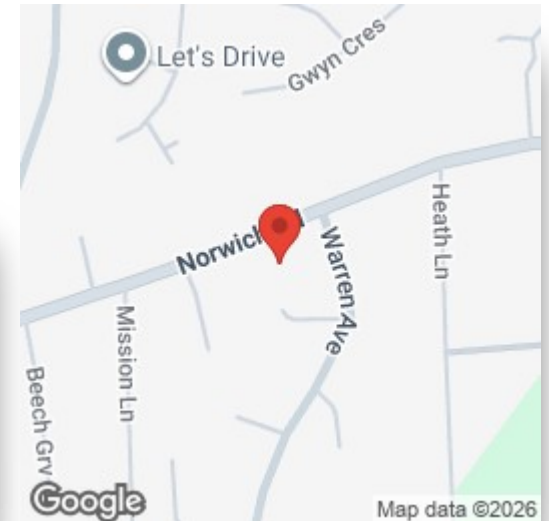
Norwich Road, Fakenham

- NO ONWARD CHAIN
- THREE BEDROOMS
- DETACHED BUNGALOW
- IMPRESSIVE GROUNDS
- RENOVATION WORKS REQUIRED

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108619



Property Ref:
FKM108619 - 0006

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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