

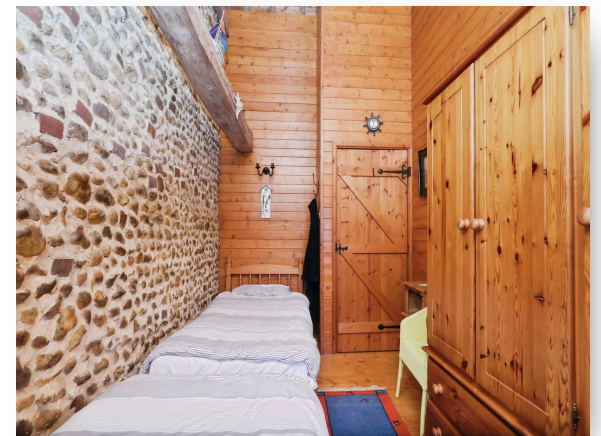
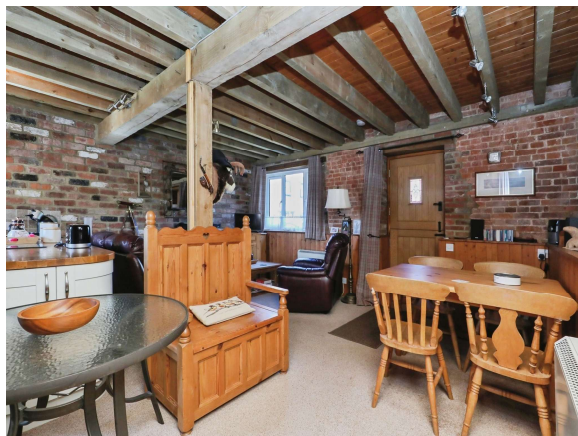


**Swaffham Road, Toftrees, Fakenham, NR21 7EA**

**welcome to**

**Swaffham Road, Toftrees, Fakenham**

Charming two-bedroom cottage in sought-after Toftrees with open-plan living and mezzanine level. Includes parking, communal gardens, pool and games room, plus 48-week occupancy, ideal as a lock-up-and-leave holiday home or income-generating investment opportunity ready to enjoy today. with style.



## Lounge / Diner (open Plan)

19' 5" x 17' 3" ( 5.92m x 5.26m )

Stable door to the front, two storage heaters, exposed brick walls and flint wall, spotlights, wood panelling, double glazed window to the front and rear.

## Kitchen (open Plan)

Kitchen with wall and base units, range style cooker. single stainless steel sink with drainer, integrated fridge freezer and tiled splash back.

## Landing

Vaulted ceiling with storage area.

## Bedroom One

9' 3" x 12' 2" ( 2.82m x 3.71m )

Mezzanines storage area, storage heater, wood panelled wall, exposed brick walls, character beams, exposed wood flooring and double glazed window to the front.

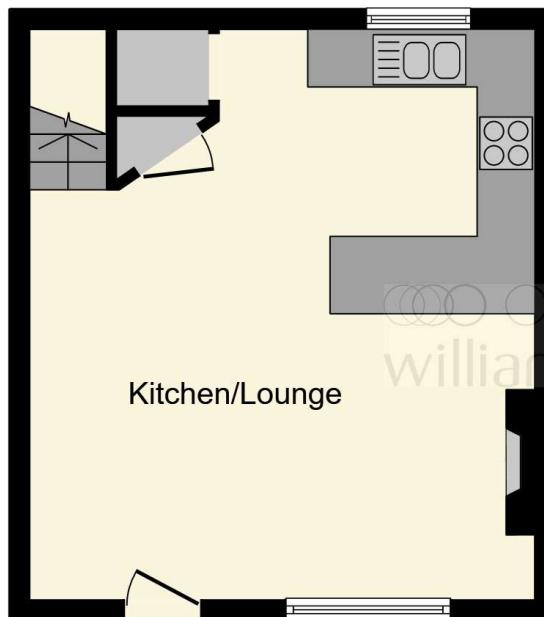
## Bedroom Two

14' 2" x 7' 8" ( 4.32m x 2.34m )

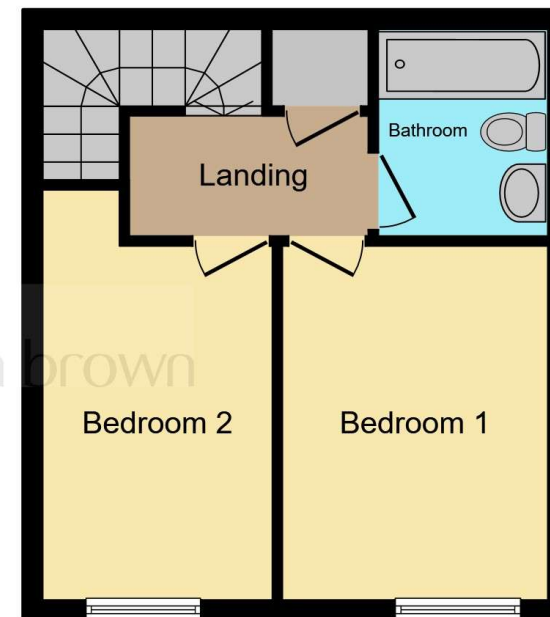
Vaulted ceiling, storage heater, wood panelled wall, exposed brick walls, wall lights, exposed wood flooring and double glazed window to the front.

## Bathroom

Suite comprising of bath with electric shower over, WC. vanity unit, wall mounted mirror with light, heated towel rail, fully tiled walls. ceramic flooring, ceiling light and extractor.



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)



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welcome to

## Swaffham Road, Toftrees, Fakenham

- GUIDE PRICE £180,000 - £190,000
- TWO BEDROOMS
- COMMUNAL SWIMMING POOL
- LEASEHOLD
- POPULAR LOCATION

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 3266.52

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108472 - 0007

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