



Gwyn Crescent, Fakenham, NR21 8NE

welcome to

Gwyn Crescent, Fakenham

A nicely presented and much loved family home, perfectly situated on a peaceful no through cul-de-sac. The property boasts 3 bedrooms, spacious ground floor with brilliant conservatory to the rear. **** VIEWING ESSENTIAL ****



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.

Lounge

15' 2" x 11' 5" (4.62m x 3.48m)

Electric fire, radiator and sliding door to the rear.

Kitchen

15' 6" x 9' (4.72m x 2.74m)

Kitchen with wall and base units, space for oven, sink with drainer and double glazed window to the front.

Conservatory

7' 10" x 11' 3" (2.39m x 3.43m)

Sliding doors to the rear.

Cloakroom

WC, wash hand basin, radiator and double glazed window to the front.

Bedroom One

15' 4" x 8' 7" (4.67m x 2.62m)

Radiator and double glazed window to the front.

Bedroom Two

8' 5" x 11' 6" (2.57m x 3.51m)

Radiator and double glazed window to the rear.

Bedroom Three

8' 8" x 6' 5" (2.64m x 1.96m)

Radiator and double glazed window to the rear.

Bathroom

Suite comprising of bath, WC, wash hand basin, radiator and double glazed window to the front.



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



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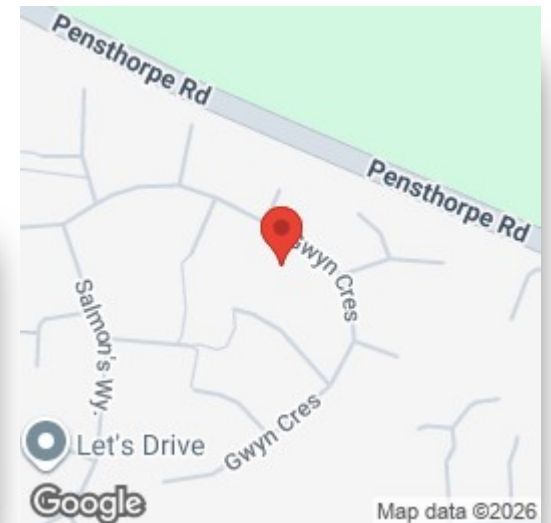
Gwyn Crescent, Fakenham

- **GUIDE PRICE £245,000 - £250,000**
- THREE BEDROOM SEMI DETACHED
- IMMACULATELY PRESENTED
- GARAGE & PARKING
- CONSERVATORY

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

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108594 - 0010

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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