



Wells Road, Hindringham, FAKENHAM, NR21 0PL

welcome to

Wells Road, Hindringham, FAKENHAM

NO ONWARD CHAIN Charming two-bedroom cottage in the popular village of Hindringham, featuring a cosy lounge with wood burner, modern kitchen, landscaped private garden and off-road parking. Ideal for first-time buyers, holiday use or investment.



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.

Lounge

12' 6" max x 10' 6" (3.81m max x 3.20m)

Wood burner, feature ceiling beams, tiled wood effect flooring with electric underfloor heating, door to the front and uPVC window to the front.

Kitchen

13' 10" max x 6' 8" (4.22m max x 2.03m)

Kitchen with wall and base units, oven with hob and extractor, under cupboard fridge/freezer, space for washing machine, sink with drainer, tiled splashback, electric radiator, door to the rear and two uPVC windows to the rear.

Bedroom One

12' 9" max x 11' 4" max (3.89m max x 3.45m max)

Fitted wardrobe, carpet and uPVC window to the front.

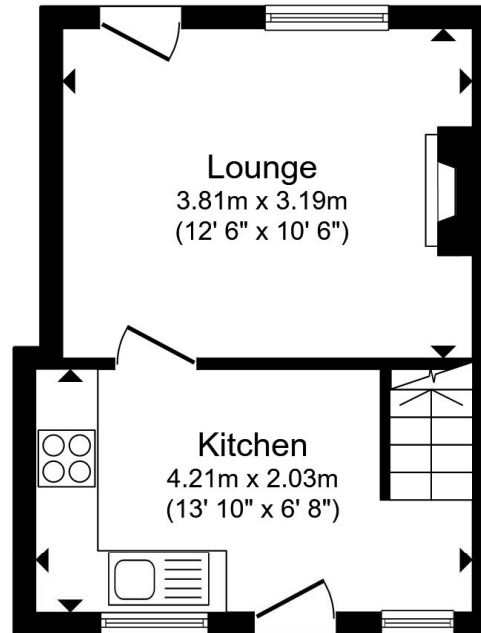
Bedroom Two

6' 11" max x 6' 10" max (2.11m max x 2.08m max)

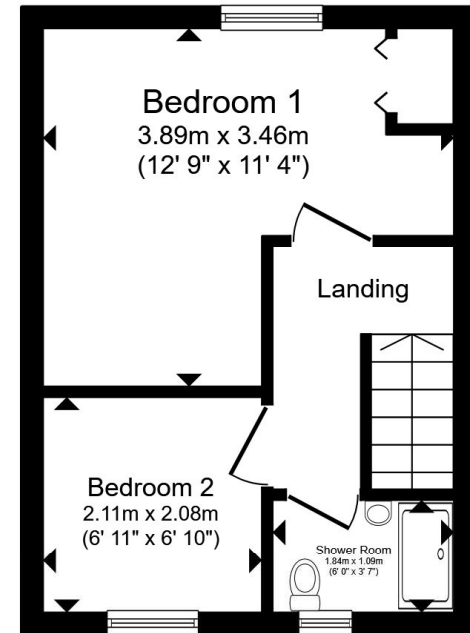
Carpet and uPVC window to the rear.

Shower Room

Suite comprising shower cubicle, WC, wash hand basin and uPVC window to the rear.



Ground Floor



First Floor

Total floor area 45.2 m² (487 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

Wells Road, Hindringham, FAKENHAM

- CHARACTERFUL COTTAGE
- POPULAR NORFOLK VILLAGE
- TWO BEDROOMS
- FRONT & REAR GARDENS
- NO ONWARD CHAIN

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

offers in excess of

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108337 - 0009

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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