





Ambleside, Wicken Green Village Fakenham NR21 7QD

william h brown

welcome to

Ambleside, Wicken Green Village Fakenham

Offered with NO ONWARD CHAIN, this spacious 3 bed semi-detached bungalow in a quiet location, features a bright lounge-diner with garden access, private rear garden, off-road parking, carport and additional garage; plus charming cherry blossom views to the front. Ideal for easy, peaceful living!

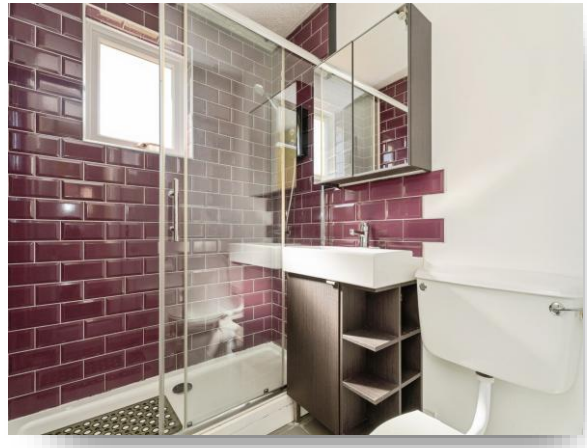












Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note this property is of non standard construction. Please contact branch for more information

Entrance Porch
Cupboard with consumer unit.

Lounge/Diner
Double glazed window to front, carpet and one radiator. Dining area with double glazed French doors to rear, and laminate flooring.

Kitchen
Kitchen with wall and base units with worksurfaces over, space for white goods, tiled splashback, laminate flooring and door to rear garden.

Hall
Carpet, one radiator, built in storage cupboard with emersion tank and oil fired boiler.

Bedroom One
Double glazed window to front overlooking cherry blossom trees, one radiator, carpet. Leads to private cloakroom.

Cloakroom
Sink basin, toilet, shelving, laminate flooring.

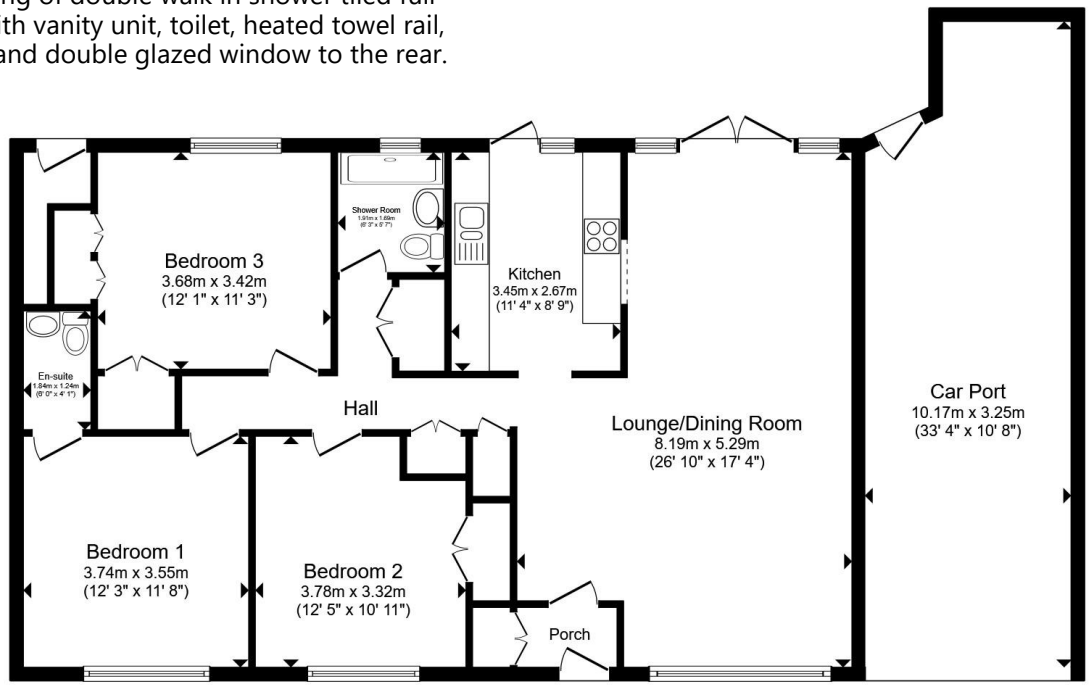
Bedroom Two
Double glazed window to rear, one radiator, carpet, large built in storage cupboard, and fitted wardrobes.

Bedroom Three
Double glazed window to front, one radiator, carpet, built in fitted storage.

Bathroom
Suite comprising of double walk in shower tiled full height, sink with vanity unit, toilet, heated towel rail, tiled flooring and double glazed window to the rear.

Rear Garden
Double car port/garage with power, enclosed outbuilding, patio area enclosed by fencing, main area laid to lawn with oil tank.

Garage
Additional en-bloc garage included.



Total floor area 105.8 m² (1,139 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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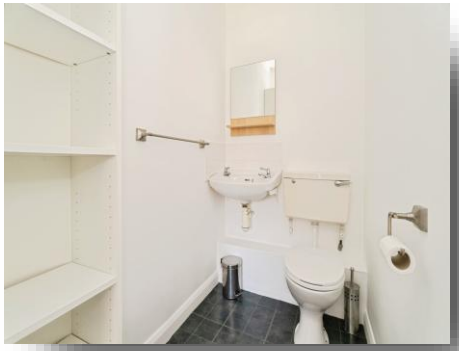
welcome to

Ambleside, Wicken Green Village
Fakenham

- NO ONWARD CHAIN
- THREE BEDROOMS, PRINCIPLE WITH PRIVATE WC
- SHOWER ROOM
- LARGE LOUNGE DINER LEADING TO PRIVATE GARDEN
- EXCELLENT EXTERNAL STORAGE

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

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108753

The Property Ombudsman

Property Ref:
FKM108753 - 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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