



**Queens Road, Fakenham NR21 8DB**

**welcome to**

**Queens Road, Fakenham**

A charming two-bedroom Victorian end-terrace home, lovingly maintained over many years, offering generous living space and a beautiful rear garden.



## Lounge

10' 10" x 9' 9" ( 3.30m x 2.97m )

Fireplace with built-in beam over and quarry tiled hearth ( new flue would be required if a buyer wanted to use the fire), radiator, TV point, carpet and double glazed bay window to the front.

## Dining Room

13' 1" x 10' 10" ( 3.99m x 3.30m )

Feature brick fireplace with timber mantle shelf and quarry tiled hearth, understairs cupboard, laminate flooring, radiator, downlighters and window to the rear.

## Kitchen

8' 6" x 6' 4" ( 2.59m x 1.93m )

Kitchen with wall and base units, gas hob unit with stainless hood over with electric oven below, sink with drainer, tiled splashback, tiled flooring and window to the side.

## Utility Room

10' 9" x 9' 11" ( 3.28m x 3.02m )

Space and plumbing for washing machine, fitted tall cupboard unit, radiator, tiled floor and double glazed door to rear garden.

## Shower Room

Fully tiled shower cubicle with sliding glass screen doors, pedestal hand basin, WC, heated towel rail, tiled floor and window to the rear.

## Landing

### Bedroom One

11' x 10' ( 3.35m x 3.05m )

Airing cupboard, carpet, radiator and window to the rear.

### Bedroom Two

10' 7" x 9' 10" ( 3.23m x 3.00m )

Radiator and window to the front.

## Bathroom

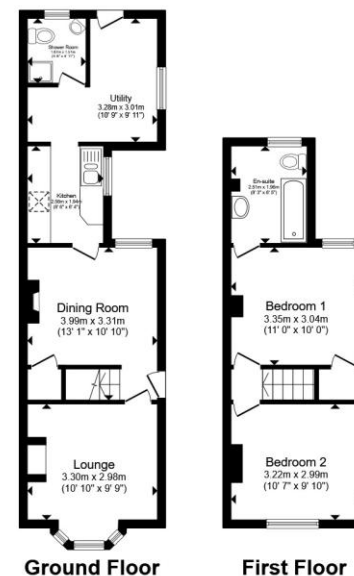
Suite comprising bath with shower over, stone effect tiled surround, wash hand basin, tiled splashback,

WC, heated towel rail, fitted shelves and window to the rear.

## Outside

To the front of the house is a gravelled double car parking space.

To the rear is a paved patio area with steps up to a long well maintained garden, with lawned areas, flower and shrub beds, fruit trees including two apple, a pear, an apricot and cobnut, a blackberry bush, wood store, kitchen garden area, and a further paved patio with timber garden store.



Total floor area 69.0 m<sup>2</sup> (742 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](http://www.propertybox.io)

  
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welcome to

## Queens Road, Fakenham

- TWO BEDROOM END TERRACE VICTORIAN HOME
- LOUNGE WITH BAY WINDOW AND OPEN CHIMNEY
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- UTILITY & OFFICE AREA
- BEAUTIFUL REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£225,000**



Please note the marker reflects the postcode not the actual property

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