



**73 Oak Street,
FAKENHAM.**

NR21 9DZ.

Offers sought in the region of

£200,000

Freehold

Deceptively spacious, mid-terraced, Victorian Town House with gas fired central heating, and double glazed windows.

The property includes 2 reception rooms, a kitchen and shower room on the Ground floor. A 16ft Master Bedroom, Bedroom 2 and Bathroom to the First Floor, and an attic room within the roof space.

To the rear is a well enclosed patio garden.

Very conveniently located, within 300 yards of a Supermarket, the Library, the bus stops and the Market Square.

NO ONWARD CHAIN

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

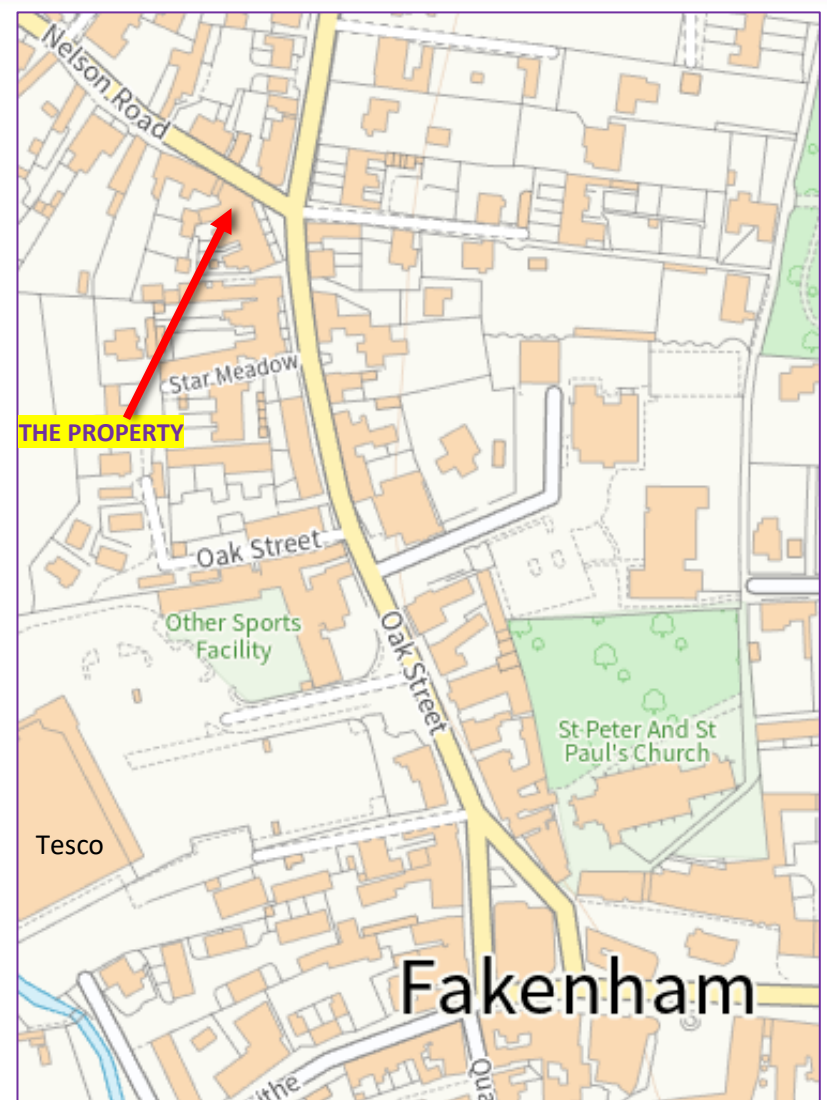
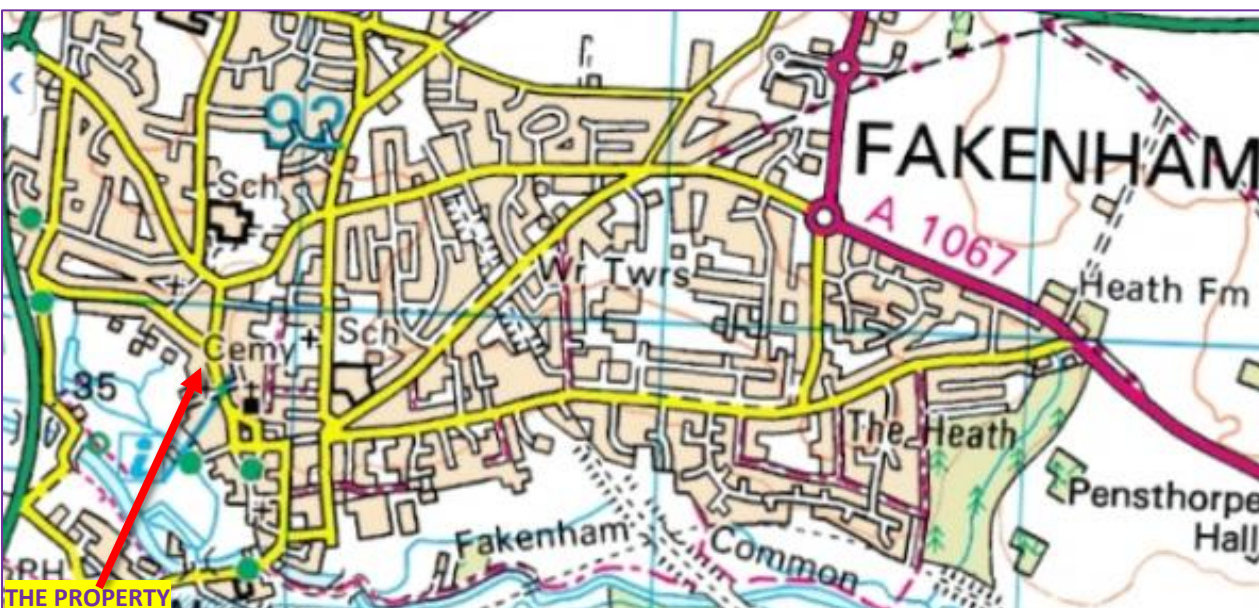
Directions: From the Market Square, take Oak Street, and the property is on the left, immediately before the left hand turning to Nelson Road, as marked by a for sale board.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "B".

EPC: TBA.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

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Regulated by





Ground Floor: Half double glazed door to

Entrance Hall: Understairs cupboard. Mosaic tiled floor.

Sitting room: 13'4" x 12'7", (4.1m x 3.8m). Open cast iron fireplace with marble surround, tiled hearth

Dining room: 12'2" x 9'9", (3.7m x 3.0m) max. Tiled fireplace with timber surround and mantle shelf. Adjoining side cupboards. Fitted shelves.

Kitchen: 10'0" x 8'10", (3.0m x 2.7m). Sink unit with mixer tap, set in fitted work surface with part tiled splashback, and cupboards under. Further fitted work tops with tiled splashback, and drawers and cupboards under. Range of wall mounted cupboard units with concealed lighting under. Tiled floor. Half double glazed door to;

Conservatory: 11'3" x 7'1" (3.4m x 2.2m) max, with polycarbonate roof. Tiled floor. Double glazed door to outside.

Rear Lobby: with appliance space.

Shower room: Tiled shower cubicle with "Triton" shower fitting. Hand basin with tiled splashback. Low level WC. Appliance space with plumbing for washing machine. Fitted shelves.

First Floor:

Landing: with understairs cupboard.

Master Bedroom: 16'5" x 13'4", (5.0m x 4.1m) max. Built-in double wardrobe cupboard. Boarded over fireplace.

Bedroom 2: 10'10" x 9'9", (3.3m x 3.0m) max. Boarded over fireplace. 2 built-in side cupboards.

Bathroom: White suite of panelled bath with tiled surround, "Gainsborough" shower fitting and screen over. Pedestal hand basin with tiled splashback. Low level WC. Wall mounted electric room heater. Boiler cupboard housing "Ideal" wall mounted, gas fired central heating boiler, and having louvered doors and slatted shelves. Fitted shelf with louvered doored cupboard under.

Second Floor:

Attic Room: 16'10" x 11'0", (5.1m x 3.4m max). Fitted cupboard and shelves. Accesses to eaves storage space.

Outside: To the front of the property is a small flower garden. To the rear is a well enclosed patio garden with raised flower bed, fig tree and **Storage Shed 11'10" x 11'5"**, with concrete floor.

A shared pedestrian path leads to the rear and side of the terrace, returning to Oak Street.

