





Fakenham Road, Great Ryburgh Fakenham NR21 7AN

william h brown

welcome to

Fakenham Road, Great Ryburgh Fakenham

Traditional two-bedroom detached bungalow in sought-after Great Ryburgh, featuring a spacious lounge/diner, oil central heating, garage and generous front and rear gardens. Offering excellent potential to modernise and create a wonderful village home.













Agents Note
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 that the property has been connected to mains sewerage, but a septic tank is still present, just unused in the rear garden.

Accommodation
Entrance Hall
Parquet wood flooring, double glazed uPvc front door, radiator as well as access to the loft space

Living Room
Carpet, double glazed uPvc window to front, fireplace and radiator

Dining Room
Slide and tilt patio door, radiator and carpet.

Kitchen
Wall and base units, double glazed uPvc window, space for washing machine, pantry with fridge inside, electric oven, boiler, stainless steel sink, vinyl flooring.

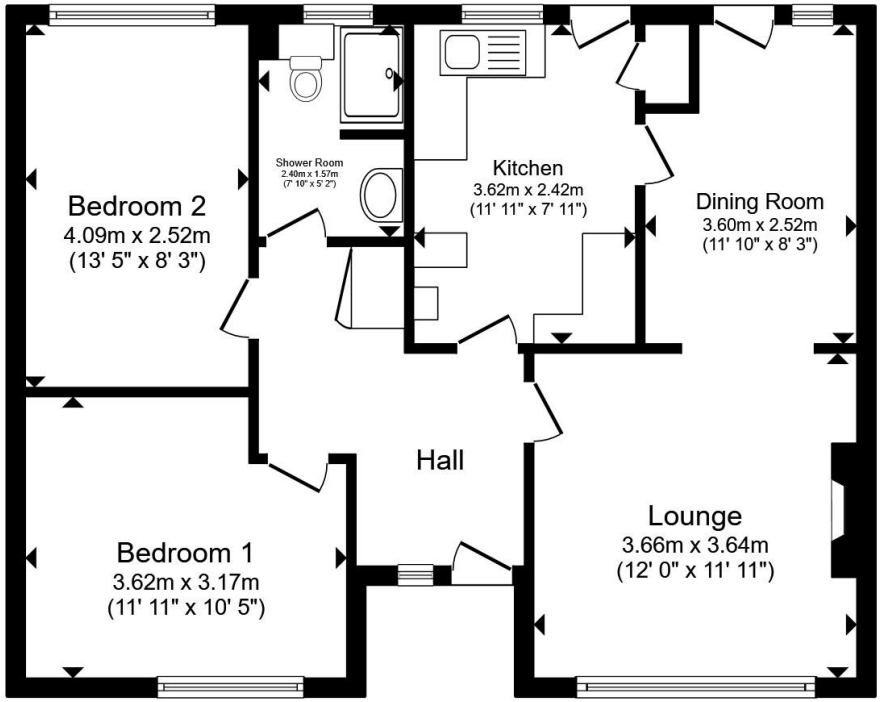
Bedroom 1
Carpet, radiator, double glazed uPvc window overlooking front garden.

Bedroom 2
carpet, radiator, double glazed uPvc window overlooking rear garden.

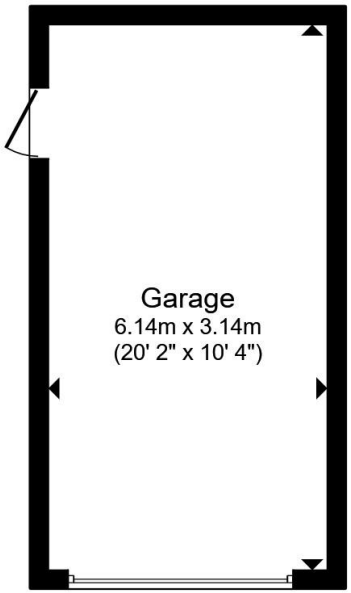
Bathroom
W.C., sink, vanity cupboard, walk-in shower, double glazed uPvc window, towel rail and radiator.

Front Garden
Laid to lawn, driveway with multiple parking spaces, gated driveway.

Rear Garden
Brick built garage at end of driveway, mainly laid to lawn, shed, slab paving to the back, patio area at back with summer house.



Floor Plan



Garage

Total floor area 85.5 m² (921 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

Fakenham Road, Great Ryburgh Fakenham

- Popular village location in Great Ryburgh
- No onward chain
- Garage and off-road parking
- Generous front and rear gardens
- Oil-fired central heating

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

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108963 - 0006

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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