



**Oak Court Barons Close, Fakenham NR21 8FB**

**welcome to**

**Oak Court Barons Close, Fakenham**

**\*\*GUIDE PRICE £200,000 - £220,000\*\*** Newly built in 2017 is this superb two bedroom, low maintenance semi detached house with lounge/diner, perfectly situated within walking distance to the town centre **\*\* EPC RATED A \*\***



### Entrance Hall

Understairs storage and door to the front.

### Lounge / Diner

13' 4" x 12' ( 4.06m x 3.66m )

Radiator, patio door to the rear and double glazed window to the rear.

### Kitchen

11' 3" x 6' 2" ( 3.43m x 1.88m )

Kitchen with wall and base units, electric oven, gas hob, integrated fridge freezer and dishwasher, washing dryer, radiator and double glazed window to the front.

### Cloakroom

WC, wash hand basin, radiator and double glazed window to the front.

### Landing

Storage cupboard.

### Bedroom One

9' 9" x 10' 7" ( 2.97m x 3.23m )

Radiator and two windows to the front.

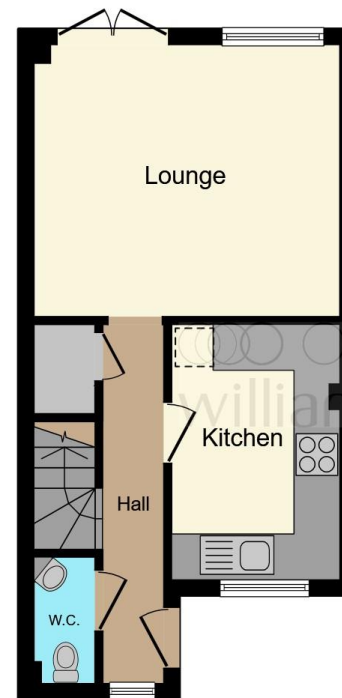
### Bedroom Two

6' 6" x 12' 9" ( 1.98m x 3.89m )

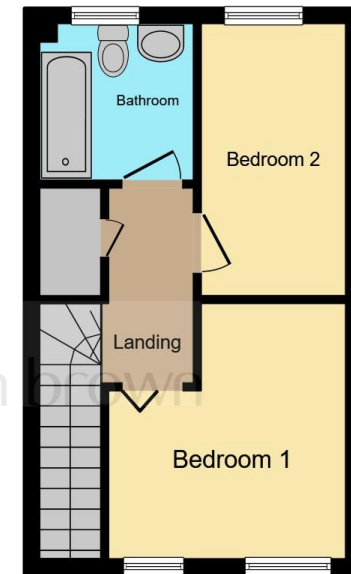
Radiator, loft access and window to the rear.

### Bathroom

Suite comprising of bath with shower above, WC, wash hand basin, heated towel rail, l and double glazed window to the rear.



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)



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## **Oak Court Barons Close, Fakenham**

- **\*\*GUIDE PRICE £200,000 - £220,000\*\***
- **NICELY PRESENTED**
- **TOWN CENTRE LOCATION**
- **TWO DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**

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

# £200,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108604 - 0005

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