





Wensum Court, Great Ryburgh Fakenham NR21 0ER

william h brown

welcome to

Wensum Court, Great Ryburgh Fakenham

Immaculate three-bedroom end-terrace home offered with NO ONWARD CHAIN. Recently redecorated with new windows, doors and flooring, featuring a modern kitchen, stylish bathroom and private garden, plus garage en bloc, creating a turnkey home ideal for buyers seeking comfort and convenience.













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.

Entrance Porch
Storage cupboard housing consumer unit.

Lounge
Carpet, open plan with a double-glazed window to the side, the front, and rear. One radiator and door to rear garden.

Kitchen
Double glazed window to the rear, wall and base units, space for white goods.

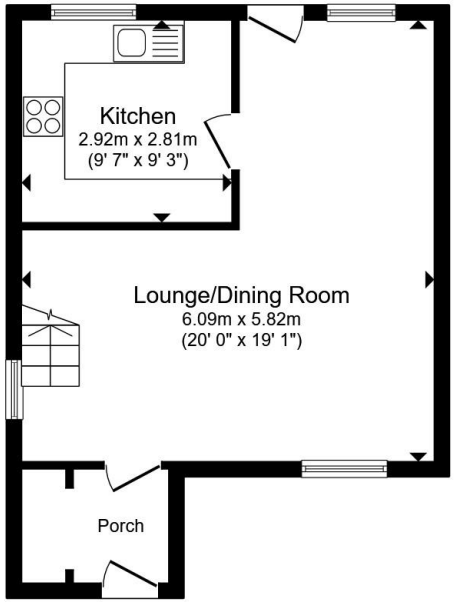
Landing
Double glazed window to side, carpet, cupboard housing boiler, loft hatch.

Bedroom One
Double glazed window to rear, carpet, one radiator.

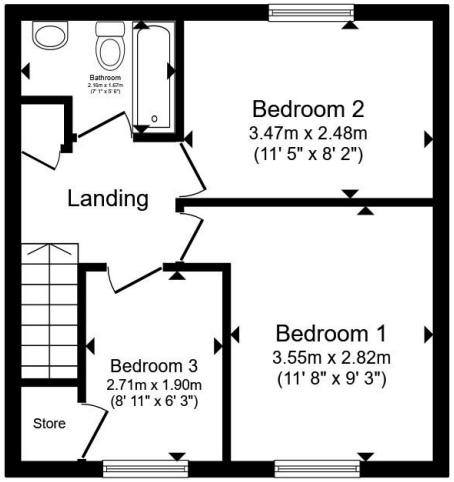
Bedroom Two
Double glazed window to front, carpet, one radiator.

Bedroom Three
Double glazed window to front, carpet, one radiator, over stairs cupboard.

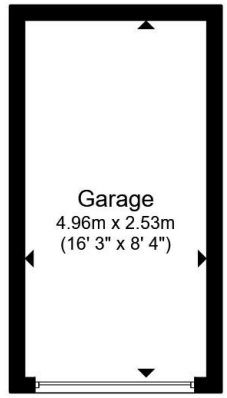
Bathroom
Double glazed window to rear, sink, WC, bath with overhead shower, one radiator.



Ground Floor



First Floor



Garage

Total floor area 86.3 m² (928 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

william h brown

view this property online williamhbrown.co.uk/Property/FKM108773

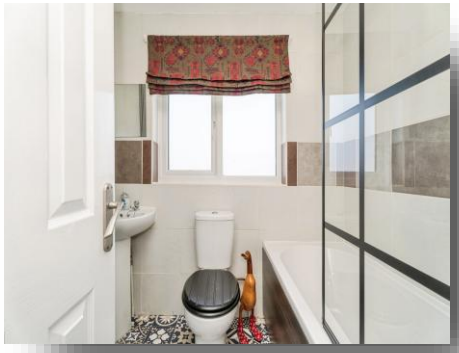
welcome to

Wensum Court, Great Ryburgh Fakenham

- THREE BEDROOM END TERRACE HOUSE
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- NEW WINDOWS AND DOORS INSTALLED THROUGHOUT
- RECENTLY DECORATED & NEW FLOORING
- GARAGE EN BLOC SUITABLE FOR STORAGE OR PARKING

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

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108773

The Property Ombudsman

Property Ref:
FKM108773 - 0015

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.

william h brown

01328 864922

Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.