



3a Tunn Street, FAKENHAM, FAKENHAM, NR21 9BJ

welcome to

3a Tunn Street, FAKENHAM, FAKENHAM

MOTIVATED VENDOR Modern three bedroom home in central Fakenham offering open plan living with integrated appliances and an integral garage. Featuring three spacious bedrooms and a family bathroom, well maintained throughout and ideally located combining convenience with a tucked away feel!



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.

Accommodation

Entrance Hall

Laminate flooring. Double-glazed upvc door to the front.

Cloakroom

Laminate flooring. Fitted with WC and wash hand basin.

Lounge/Diner

Laminate flooring. Spotlight. Cupboard under stairs. Double-glazed window to the rear. Radiator.

Kitchen

Laminate flooring. Fitted with wall and base units, built in fridge freezer and washing machine. Composite sink and drainer. Electric hob and oven. Double-glazed window to the front.

First Floor Landing

Carpeted flooring.

Bedroom One

Laminate flooring. Double-glazed upvc window to the front. Radiator.

Bedroom Two

Laminate flooring. Double-glazed window to the front. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed upvc window to the rear. Radiator.

Bathroom

Tiled flooring with fully tiled walls. Fitted with WC, wash hand basin and bath with shower over. Double-glazed window to the rear.

Outside

Front Garden

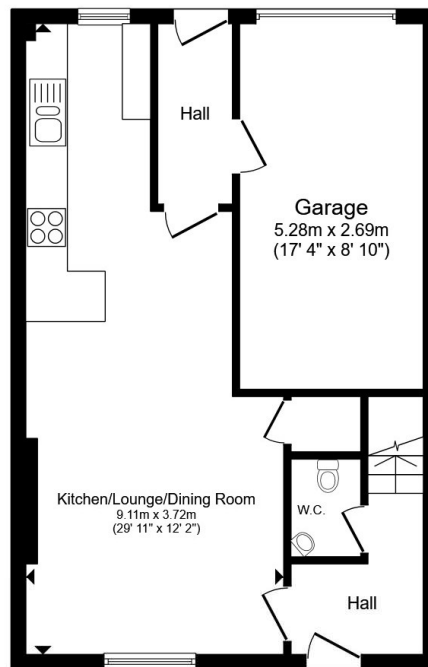
Driveway.

Rear Garden

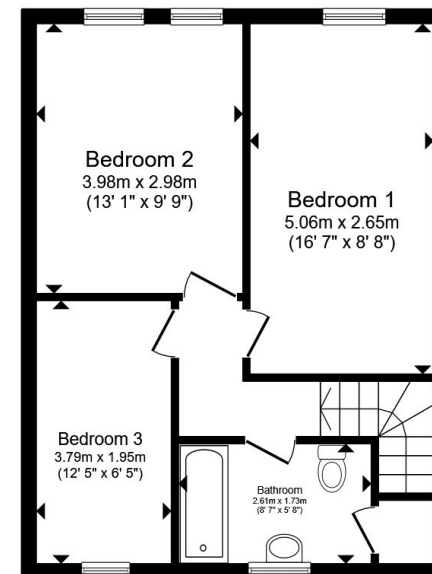
Astro turf with part tiled patio. Rear access.

Integral Garage

Up and over door.



Ground Floor



First Floor

Total floor area 96.8 m² (1,042 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



welcome to

3a Tunn Street, FAKENHAM FAKENHAM

- Three Bedroom End-of-Terrace House
- Open-plan living space
- Kitchen with integrated appliances
- Integral garage
- Convenient yet tucked-away location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108825



Property Ref:
FKM108825 - 0009

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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