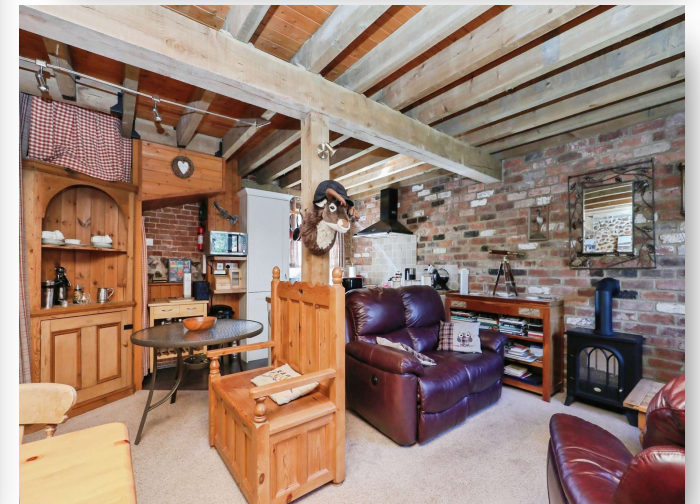




Swaffham Road, Toftrees, Fakenham, NR21 7EA

welcome to

Swaffham Road, Toftrees, Fakenham

Charming two-bedroom cottage in sought-after Toftrees with open-plan living and mezzanine level. Includes parking, communal gardens, pool and games room, plus 48-week occupancy. Perfect as a lock-up-and-leave holiday home, or income-generating investment opportunity. Ready to enjoy today!



Agent Notes

Please note that the AML Fee covers 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.

Lounge / Diner (open Plan)

19' 5" x 17' 3" (5.92m x 5.26m)

Stable door to the front, two storage heaters, exposed brick walls and flint wall, spotlights, wood panelling, double glazed window to the front and rear.

Kitchen (open Plan)

Kitchen with wall and base units, range style cooker. single stainless steel sink with drainer, integrated fridge freezer and tiled splash back.

Landing

Vaulted ceiling with storage area.

Bedroom One

9' 3" x 12' 2" (2.82m x 3.71m)

Mezzanines storage area, storage heater, wood panelled wall, exposed brick walls, character beams, exposed wood flooring and double glazed window to the front.

Bedroom Two

14' 2" x 7' 8" (4.32m x 2.34m)

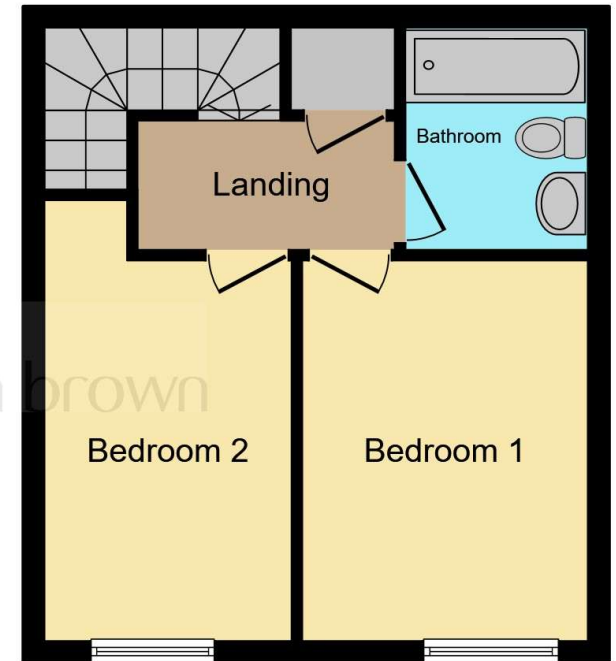
Vaulted ceiling, storage heater, wood panelled wall, exposed brick walls, wall lights, exposed wood flooring and double glazed window to the front.

Bathroom

Suite comprising of bath with electric shower over, WC. vanity unit, wall mounted mirror with light, heated towel rail, fully tiled walls. ceramic flooring, ceiling light and extractor.



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



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welcome to

Swaffham Road, Toftrees, Fakenham

- GUIDE PRICE £180,000 - £190,000
- TWO BEDROOMS
- COMMUNAL SWIMMING POOL
- LEASEHOLD
- POPULAR LOCATION

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 3266.52

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108472



Property Ref:
FKM108472 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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