



Southgates Drive, Fakenham, NR21 8AQ

welcome to

Southgates Drive, Fakenham

Excellent value and no onward chain. This two-bedroom terrace with parking and a garden is perfect for first-time buyers or investors looking for a home with potential to personalise and improve.



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.

Accommodation

Entrance Hall

Double glazed uPvc door, vinyl flooring,

Kitchen

Wall and base units, stainless steel sink and drainer with chrome tap, built in oven, electric hob and extractor fan. Space for fridge freezer and washing machine. Vinyl flooring, electric fan heater, double glazed window to front.

Living Room

Laminate flooring, double glazed uPvc window and door leading to the garden. Electric storage heaters.

Landing

Carpet to landing and stairs;

Bedroom 1

Laminate flooring, uPvc window over looking the garden, loft access, storage heater and stair bulkhead.

Bedroom 2

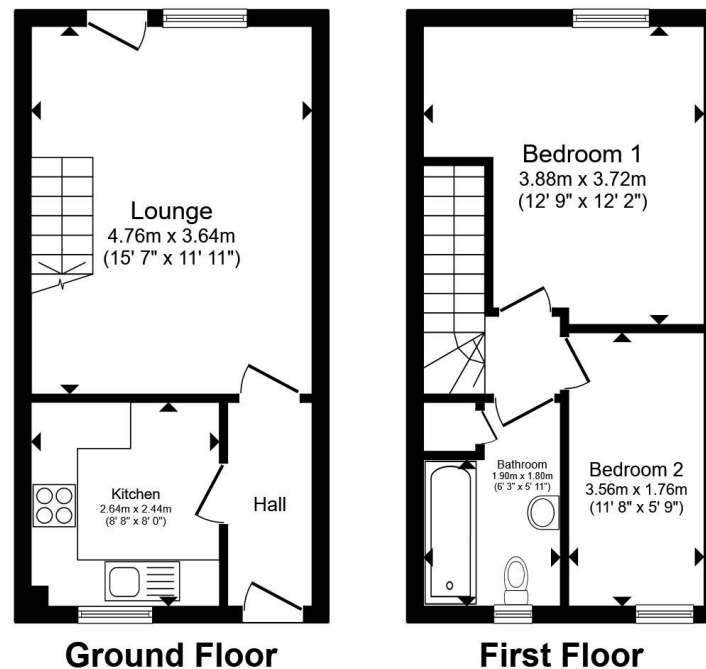
Laminate, electric heater, double glazed uPvc window to front.

Bathroom

Bath with shower over, WC, sink, chrome towel rail. Partially tiled room. Airing cupboard housing the hot water tank. Double glazed uPvc obscured glass window.

Outside

To the front, there is a small area of lawn and an area for parking. To the rear, the garden is mostly laid to turf with a paved patio leading to a gate providing rear access for bins.



Total floor area 54.6 m² (588 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

Southgates Drive, Fakenham

- No Onward Chain
- Two Bedroom House
- Scope for Improvement
- Off Road Parking
- Conveniently Located Just 0.5 Miles from the Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108798 - 0005

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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