



**7 Caslon Close,
FAKENHAM.
NR21 9DL.**

**Offers sought in the region of
£240,000**
Freehold

Very well presented, mid-terraced, ex-Local Authority owned House with deceptively spacious 3 bedroomed accommodation having gas fired central heating and sealed unit double glazing throughout.

The property is set back from the road, and has a long, well fenced, West-facing garden to the rear and a separate open fronted garage.

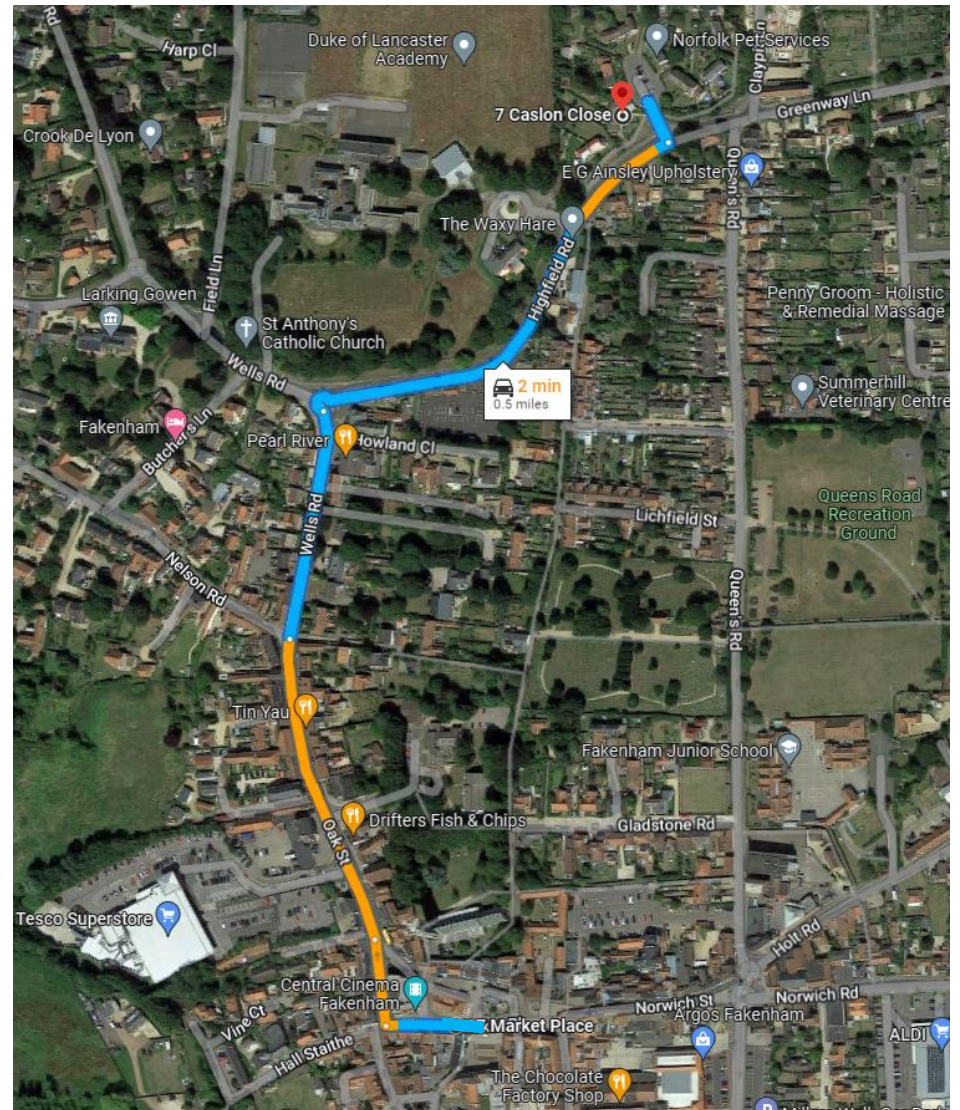
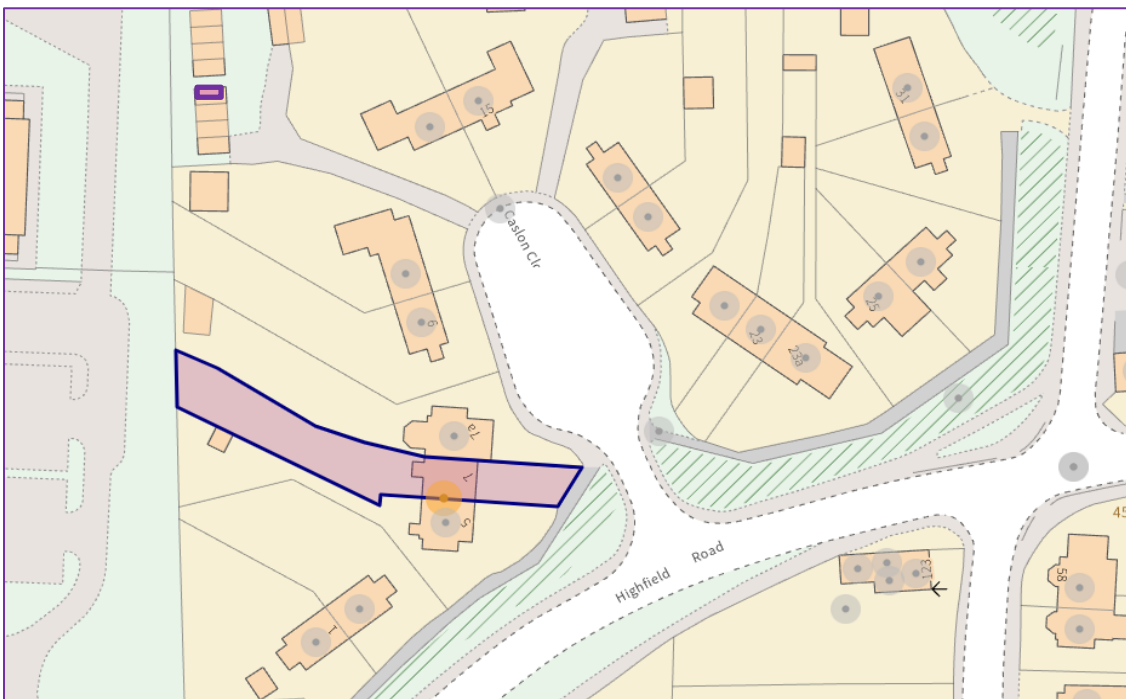
In recent years the property has been thoroughly refurbished and improved. Works have included the installation of a new boiler (which has the remainder of a 10 year guarantee); replacement of all double glazed windows, and doors; rewiring, replumbing and installing a new bathroom.

The property stands in an elevated position in a cul-de-sac position about ½ mile from the Town Centre.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the Town Centre take Oak Street, and at the Wells Road junction turn right into Highfield Road. Turn left, just before the traffic lights, into Caslon Close, and the property is on the left as marked by a for sale board.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

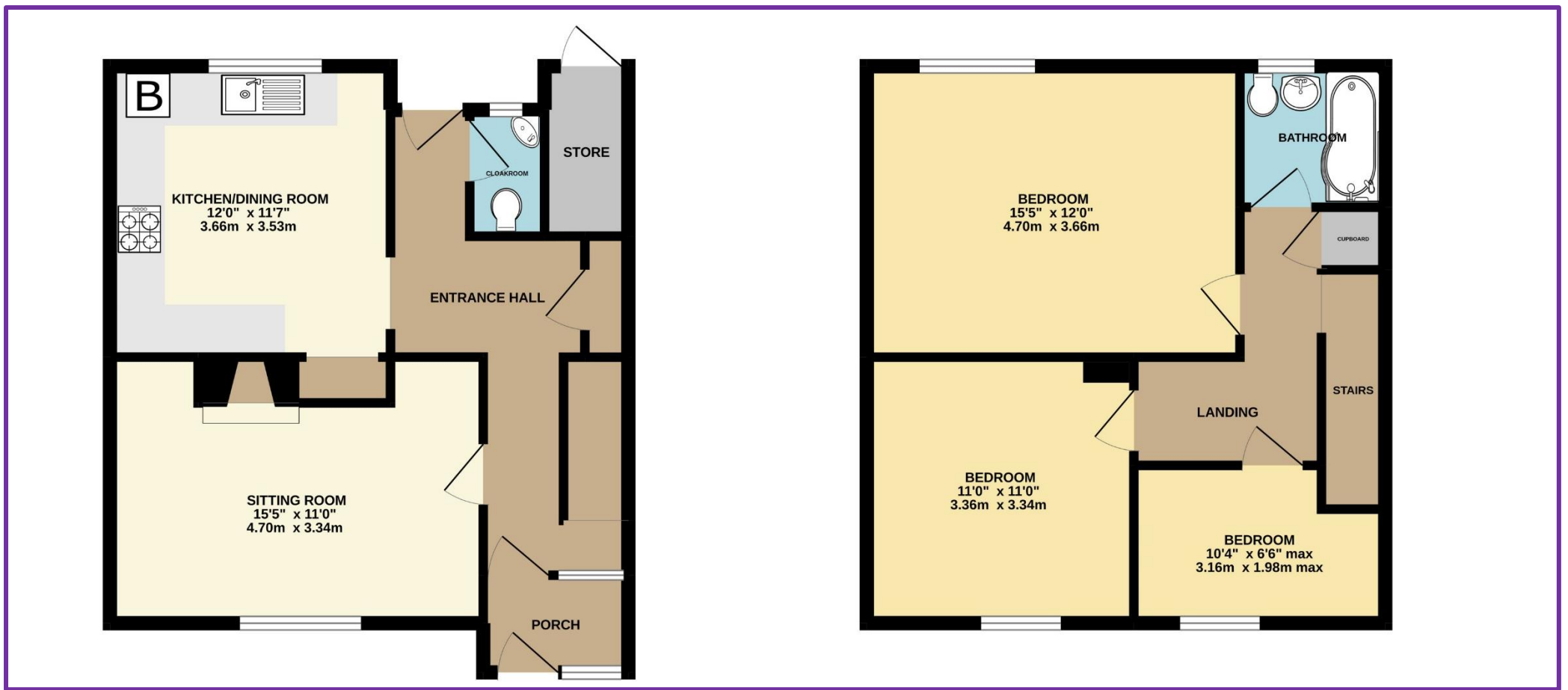


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor: Half glazed door to;

Enclosed Entrance Porch: with half leaded double glazed door to;

Entrance Hall: Built-in cupboard. Half double glazed door to rear garden. Glazed door to;

Sitting room: 15'5" x 11'0", (4.7m x 3.3m). Open fireplace with tiled hearth, timber surround and mantle shelf over. Telephone point. TV points. Centre light and 4 wall lights.

Cloakroom: Hand basin with mixer tap. Low level WC.

Kitchen/Dining room: 12'0" x 11'7", (3.7m x 3.5m). Stainless steel sink unit with mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring gas hob unit with electric oven under, and stainless steel extractor hood over. Matching range of wall mounted cupboard units. Appliance recess. "Zanussi" wall mounted, gas fired Combi central heating boiler, (installed in 2017, and having the remainder of a 10 year guarantee). TV point. Spotlights and ceiling recessed spotlights.

First Floor:

Landing: Built-in linen cupboard with slatted shelving. Hatch to roof space. Spotlights.

Bedroom 1: 15'5" X 12'0", (4.7m x 3.7m). TV point.

Bedroom 2: 11'0" X 11'0", (3.3m x 3.3m).

Bedroom 3: 10'4" x 6'6", (3.2m x 2.0m). Fitted shelves.

Fully tiled Bathroom: White suite of panelled bath with mixer tap, "Mira" shower fitting over and glass screen door. Pedestal hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Ceiling recessed spotlights.

Outside: To the front of the property is a mainly lawned garden with a gravelled path leading to the front door.

Immediately to the rear is a paved patio area with timber and felt roofed Garden Store, 9'0" x 6'0", (2.7m x 1.8m). Beyond, lies a long, well fenced, West-facing garden. Within the garden is a Gazebo with metal frame and roof. This is available to buy for £1,000.

In the centre of the Caslon Close cul-de-sac is a communal car parking area. A shared drive at the end of the cul-de-sac leads to a range of open fronted garages – one of which belongs to this property.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "B".

EPC: TBC.

