



**10 Fayregreen,
FAKENHAM.**

NR21 8HE.

**Offers sought in the region
of £120,000**

LEASEHOLD

Modern style, detached Bungalow with electrically heated and double glazed accommodation, a small, well enclosed garden and allocated car parking space.

Located within a sought-after, "Laterliving" development with a visiting Manager, (Mon-Fri), specially designed for the over-55's; in a convenient position within ½ mile of the Town Centre.

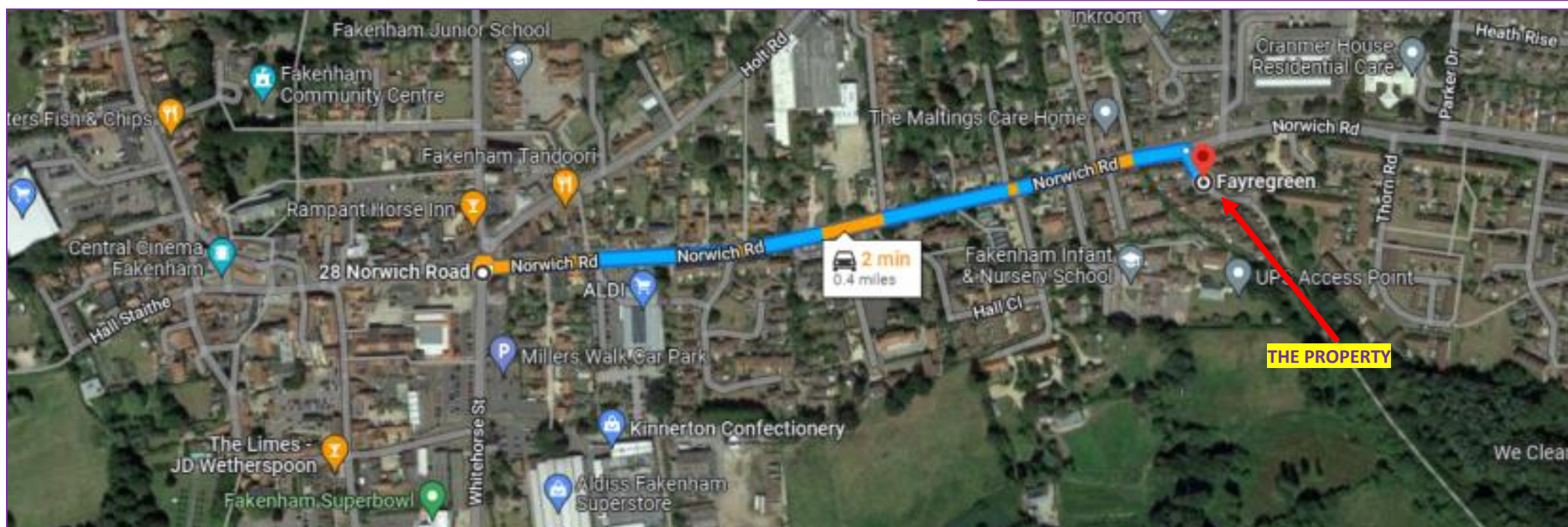
Canopy Entrance Porch, Entrance Hall, Sitting room, Kitchen, Bedroom and Shower room.

Well enclosed garden with storage shed to rear. Allocated car parking space.

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

Directions: From the Town Centre take Norwich Road for ½ mile. Fayregreen is on the right. Upon entering the development follow the road around to the left and turn right just before the end of the cul-de-sac, where the property and the parking space can be identified with a '10'.

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

IMPORTANT NOTICE:

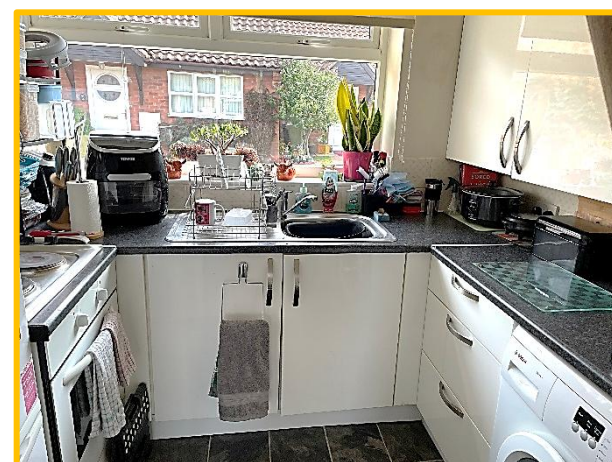
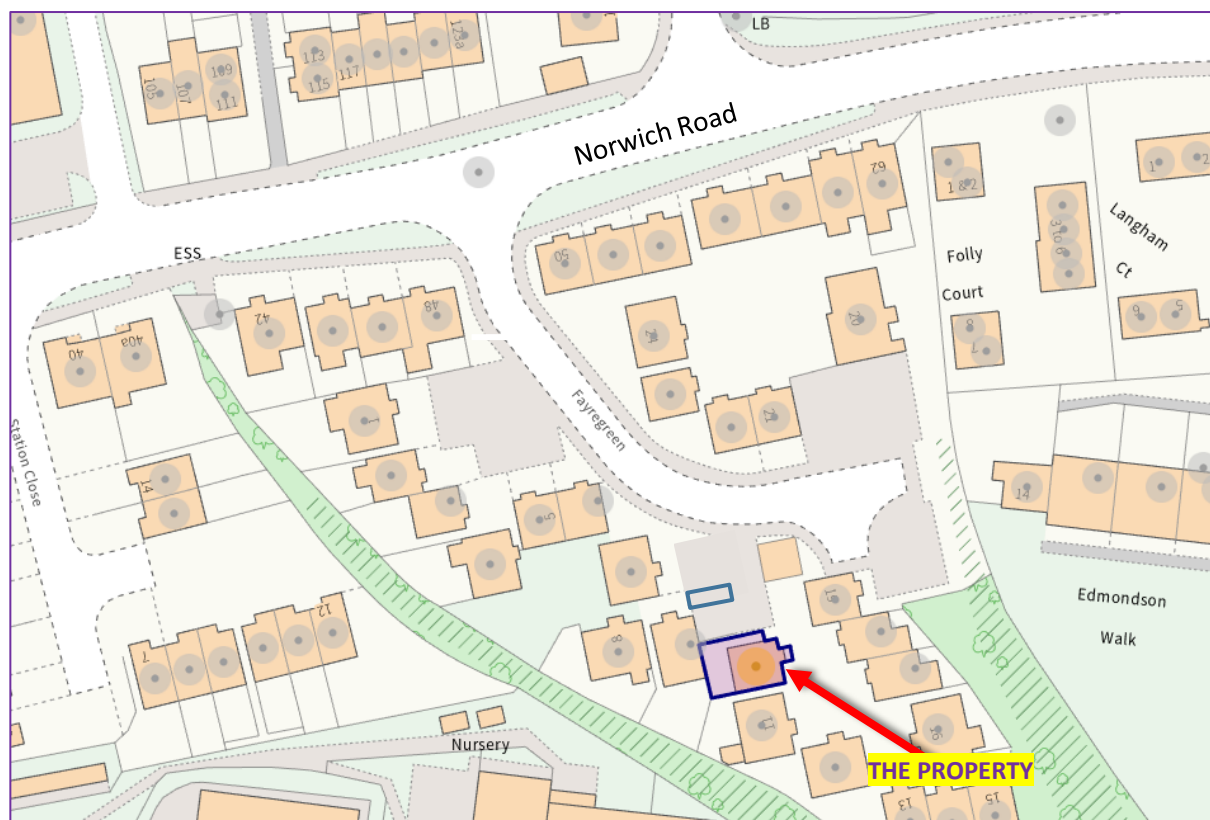
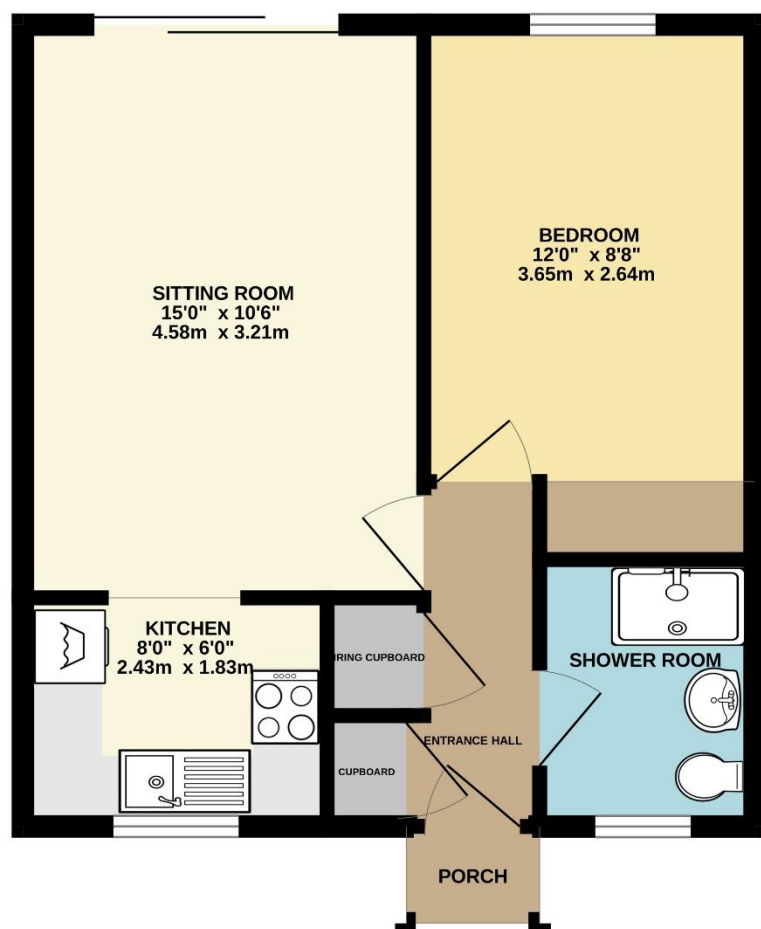
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They do not constitute part of an offer or contract.

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Regulated by





Canopy Entrance Porch: Half double glazed door to;

Entrance Hall: Built-in coats cupboard. Adjoining airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space. Electric heater.

Sitting room: 15'0" x 10'6" (4.6m x 3.2m). Double glazed sliding door to rear garden. Electric heater. Opening to

Kitchen: 8'0" x 6'0" (2.4m x 1.8m). Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, drawers, cupboards and "*Bosch*" washing machine under. Built-in 4 ring electric hob unit with tiled splashback, and oven under. Matching range of wall mounted cupboard units. Roller blind.

Bedroom: 12'0" x 8'8" (3.7m x 2.6m) + hanging recess with fitted hanging rails and shelves. Electric heater.

Shower Room: Tiled shower cubicle with "*Mira*" fitting and glass screen. Hand basin with tiled splashback. Low level WC. Electrically heated towel rail. Roller blind.

Outside: To the rear of the property is an easily maintained garden with paved patio area, gravelled beds, and a timber and felt roofed **Shed 6'0" x 3'5"**. Outside tap. A pedestrian gate leads from the garden to a communal parking area with **allocated car parking space**. A shared path leads from the front of the property to a very pleasant communal garden.

Services: Mains water, electric and drainage are connected to the property. The electric heaters and a new fuse board were installed within the last 5 years.

Fayre Green: is a "Laterliving" development, built in 1986, specifically designed for the over 55's and having a site Manager, and emergency call system with pullcords.

There is a residents' lounge, and guest facilities which may be rented for short stays, subject to availability. Cats and dogs are generally accepted (subject to terms of lease and landlord permission), and there are frequent social activities, including a weekly coffee morning, which are organised by the residents. The property is for sale **leasehold**, and there are **Service Charges** of £3197.94 per annum (due from the 1st Oct each year), which covers the cost of buildings insurance, maintenance of the communal areas, and Manager, etc. **Ground Rent** £339.46 per annum, (£169.73 payable twice yearly, (1st Oct and 1st Apr)). **Note:** Potential buyers are required to meet with the Manager before making an offer.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: "A".

EPC: TBA.

