





Highfield Close, Great Ryburgh, Fakenham NR21 7AT

william h brown

welcome to

Highfield Close, Great Ryburgh Fakenham

Enjoying a pleasant position within the popular village of Great Ryburgh, this generously sized two-bedroom bungalow combines spacious living, practical single-level accommodation, and an easy-to-maintain garden, making it an excellent choice for a range of buyers.













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 Porch
Double glazed uPvc door, three storage cupboards, ideal for tools and garden storage.

Entrance Hall
Wood style flooring, three storage cupboards, radiator

Living Room
Carpet, double glazed uPvc window to front, fireplace, radiator

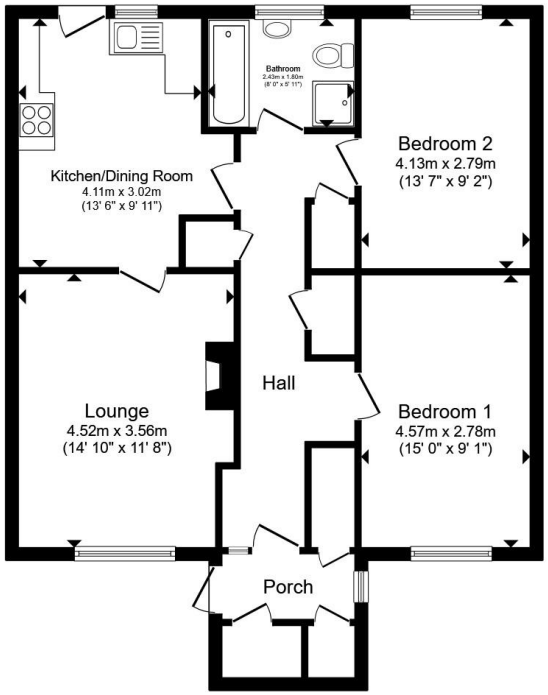
Kitchen
Wall and base units, built in oven and hob, space for fridge freezer and washing machine. Double glazed uPvc window and door leading the garden. Vinyl flooring.

Bathroom
Shower cubicle, WC, sink and bath. Fully tiled walls and floor. Radiator and double glazed window.

Bedroom 1
Spacious bedroom with fitted carpets, double glazed window to front and radiator.

Bedroom 2
Spacious bedroom with fitted carpets, double glazed window to rear and radiator.

Outside
Shingle path and mature shrubs, outside tap and rear access through a gate. Please note, whilst there is no allocated parking space, there is plenty of residential space nearby to park a car.



Total floor area 78.4 m² (844 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

Highfield Close, Great Ryburgh Fakenham

- Two Bedroom Bungalow
- Spacious Layout
- Low Maintenance Rear Garden
- Shower Room
- Just 5 Miles from Fakenham

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£190,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108908 - 0006

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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