



Queens Road, Fakenham, NR21 8DB

welcome to

Queens Road, Fakenham

****NO ONWARD CHAIN**** Victorian semi-detached home with three bedrooms and loft conversion. Features two reception rooms, fitted kitchen, utility and shower room, plus landscaped driveway and generous rear garden; offering flexible living across three well-arranged floors.



Agent Notes

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.

Entrance Hall

Radiator and door to the front.

Lounge

13' 6" x 11' 8" (4.11m x 3.56m)

Three radiators and bay window to the front.

Dining Room

15' 1" x 12' (4.60m x 3.66m)

Woodburner with tiled hearth, radiator, stairs to the first floor and door to the rear patio.

Kitchen

10' 1" x 8' 11" (3.07m x 2.72m)

Kitchen with wall and base units, oven with hob and extractor over, sink with drainer, tiled splash back, space for fridge and two windows to the side.

Utility Room

8' 10" x 6' 3" (2.69m x 1.91m)

Space for washing machine, dishwasher and window to the side.

Shower Room

Suite comprising shower cubicle, WC, wash hand basin, tiled walls and window to the rear.

Bedroom One

15' 1" x 11' 1" (4.60m x 3.38m)

Radiator and two windows to the front.

Bedroom Two

15' 6" x 11' 1" (4.72m x 3.38m)

Feature beam and two sky light windows to the rear.

Bedroom Three

10' x 8' 10" (3.05m x 2.69m)

Radiator and window to the rear.

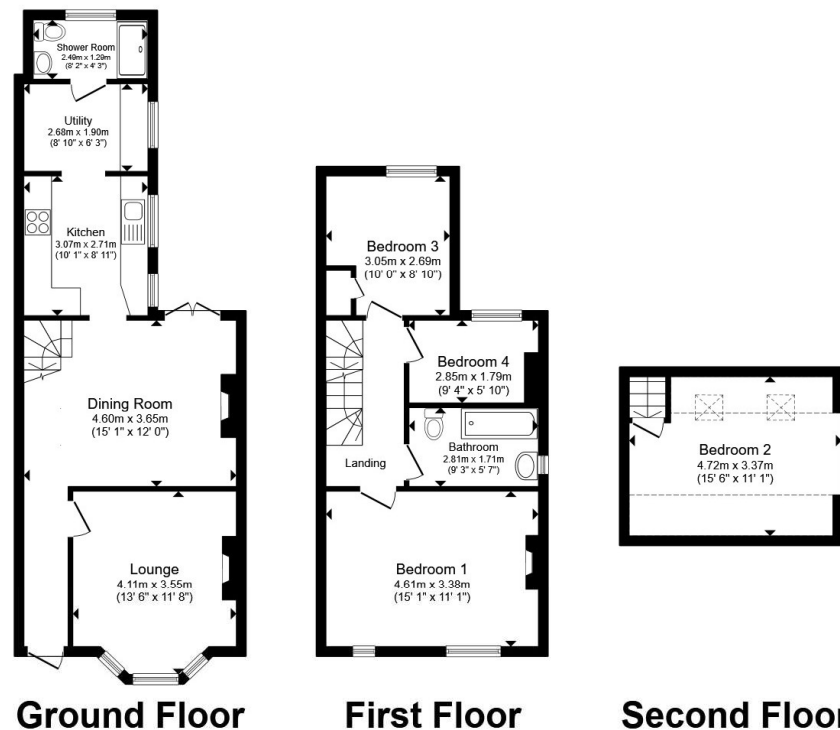
Bedroom Four

9' 4" x 5' 10" (2.84m x 1.78m)

Radiator and window to the rear.

Bathroom

Suite comprising bath with shower mixer hand held taps, WC, wash hand basin and circular feature window to the rear.



Total floor area 108.0 m² (1,162 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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Queens Road, Fakenham

- VICTORIAN PROPERTY
- FOUR BEDROOMS
- SPACIOUS ACCOMMODATION THROUGHOUT
- REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108367



Property Ref:
FKM108367 - 0008

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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