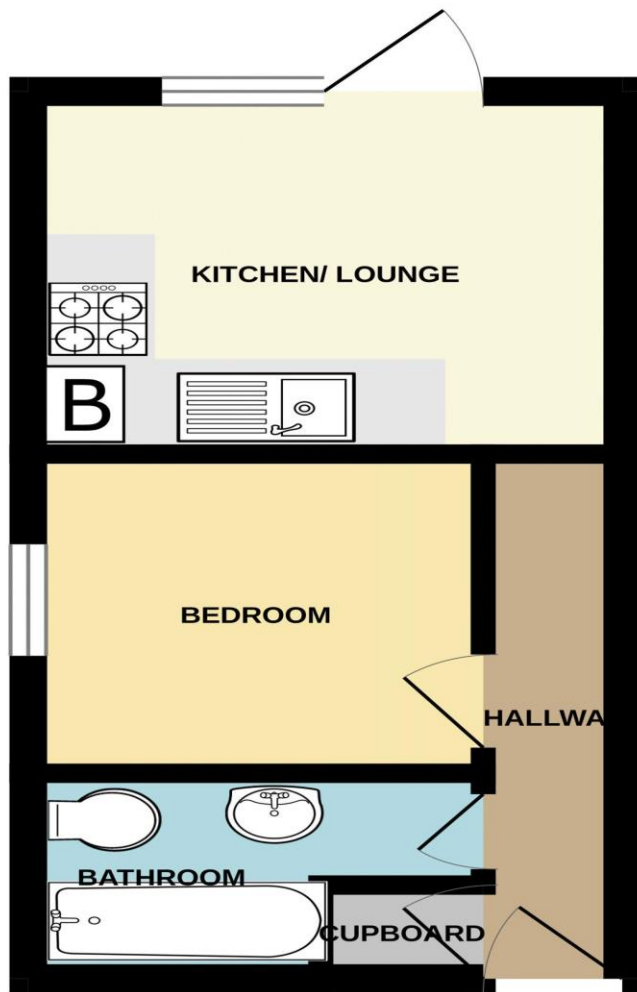


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council tax band = A

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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Holt Road, , NR21 8ED

£100,000

Leasehold

This ground floor apartment is finished to a high specification throughout. Accommodation briefly comprises of an open plan kitchen/ lounge offering a built in cooker with extractor, fridge freezer and washing machine. There are also french doors leading on to a small patio. There is one double bedroom and a bathroom with shower and heated towel rail. This property also has one allocated parking space and is located close to Fakenham town centre.

- Ground Floor One Bedroom Apartment offered to the market CHAIN FREE
- Fitted Kitchen with Cooker, Washing Machine and Fridge Freezer
- Walking Distance to Town Centre
- Allocated Parking
- Enclosed Patio
- Viewing Highly Recommended
- Finished to a High Standard
- Gas Central Heating
-

Entrance Hallway

Intercom for external door, radiator and hall cupboard. Doors leading to bathroom, bedroom and kitchen/lounge. Luxury vinyl tile flooring.

Bathroom 6' 4" x 6' 11" (1.93m x 2.11m)

Bath with mains shower over head, toilet ad sink. Chrome towel radiator. Extractor fan present. Vinyl flooring

Bedroom 8' 7" x 10' 10" (2.61m x 3.30m)

Window to side with radiator. Grey carpet

Kitchen / Lounge 12' 2" x 12' 1" (3.71m x 3.68m)

Kitchen comprising of full sized oven, gas hob and washer/dryer machine. Gas boiler. Luxury vinyl tiles. Patio door to small enclosed private paved area.

Outside space

A fully enclosed paved courtyard. Side gate to front of apartment block.

Disclaimer

Every effort has been made to ensure that these details provide a fair and accurate representation of the property at the time of listing. However, they are for guidance purposes only. No advice has been sought from the seller’s legal representatives, and we have not liaised with management companies, planning departments, or building control in their preparation. Prospective buyers are strongly advised to inspect the property and surrounding area, including via Google Maps and Street View, prior to viewing. Photographs are for illustrative purposes only and do not imply that any items shown are included in the sale. All measurements are approximate, and fixtures, fittings, and appliances have not been tested, so no guarantee can be given as to their condition or functionality. If any aspect of the property is of particular importance, we recommend obtaining independent professional confirmation.

Agents Note

In accordance with current Anti-Money Laundering Regulations, all applicants proceeding with a transaction will be required to complete identity verification and source of funds checks. These checks are carried out by our appointed third-party compliance provider, HIPLA. A fee of £30.00 (inclusive of VAT) per applicant will be payable to cover the cost of these mandatory checks. This fee is non-refundable and must be paid before the transaction can proceed.

