





Wigg Road, Fakenham NR21 9RU

william h brown

welcome to

Wigg Road, Fakenham

Modern, stylish, and ready to move into, this fantastic three-bedroom home offers everything a growing family or first-time buyer could need. Situated close to schools and the town centre, with parking, a garage, and a private garden, early viewing is highly recommended.













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
Lounge
Entrance via uPVC double glazed door, wood style flooring, double glazed uPVC window to front, radiator, walls have been decorated with modern panelling

Kitchen/Diner
Shaker grey wall and base units with a 22mm worktop, stainless steel sink and drainer, wood style flooring, integrated oven, electric hob and stainless steel extractor fan, space for fridge/freezer and washing machine. Double glazed uPVC window to rear, and double glazed uPVC door leading to the garden.

Landing
Carpet, airing cupboard with hot water tank which was replaced 4 years ago

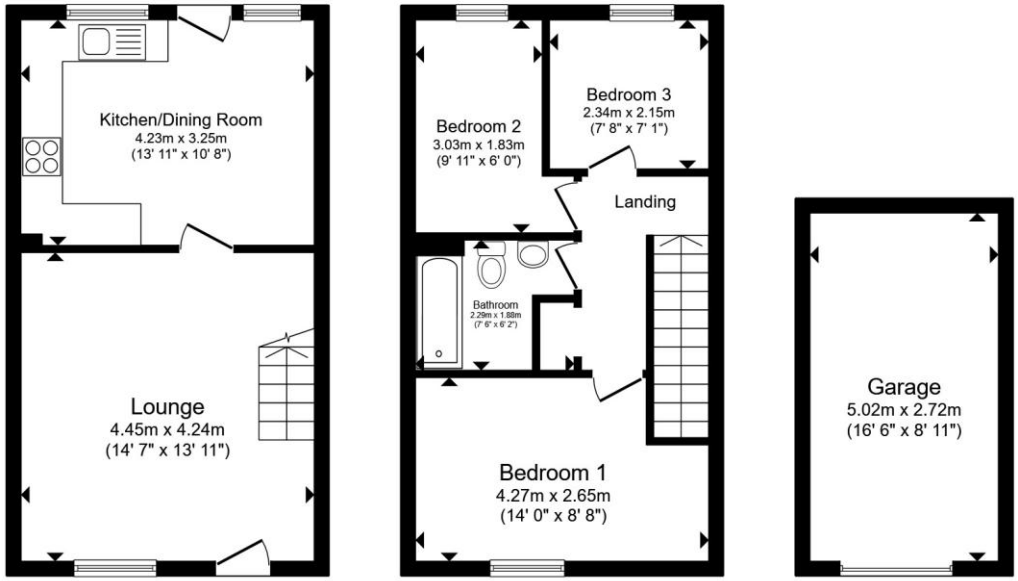
Bedroom 1
Carpet, radiator, double glazed uPVC window to front

Bedroom 2
Carpet, radiator, double glazed uPVC window to rear

Bedroom 3
Carpet, radiator, double glazed uPVC window to rear

Bathroom
Modern white bathroom suite comprising a wash hand basin with vanity drawer, panelled bath with mains-fed shower over and glazed shower screen, low-level WC, and contemporary white subway-style wall tiling. Double-glazed uPVC obscure-glass window.

Outside
Accessed directly from the kitchen, or via a side gate from the driveway. The rear garden features a small patio area leading to a pathway, decked seating area, and lawn. A variety of established plants and shrubs provide a good degree of privacy and create an attractive outdoor space. Garage with power and light.



Total floor area 79.6 m² (857 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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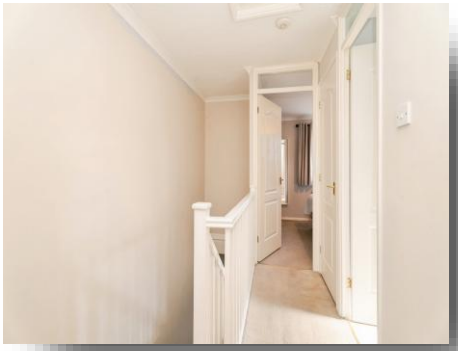
Wigg Road, Fakenham

- Modern Starter Home
- Three Bedroom Semi-Detached House
- Garage and Driveway
- Established and Spacious Garden
- Shaker Style Kitchen

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

offers in excess of

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108878 - 0004

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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