



Queens Road, Fakenham NR21 8BU

welcome to

Queens Road, Fakenham

An immaculately presented three bedroom Victorian terrace offered to the market with no onward chain. Featuring a large & spacious modern fitted kitchen, three bedrooms, lounge, family bathroom. Two parking spaces to the front and a large garden to the rear.



Entrance Hall

Door to the front and stairs to the first floor with seating area below.

Lounge

12' x 12' (3.66m x 3.66m)

Electric fireplace, radiator and uPVC window to the front.

Kitchen/Dining Room

19' x 17' 7" (5.79m x 5.36m)

Kitchen with wall and base units, space for cooker, extractor, washing machine, dishwasher and fridge/freezer, sink with drainer, tiled splash back, ceiling lights, decorative fireplace, skylight, two uPVC windows to the rear and double doors leading to the rear garden.

Bedroom One

14' 4" x 10' (4.37m x 3.05m)

Bedroom Two

13' 3" x 9' 1" (4.04m x 2.77m)

uPVC window to the rear.

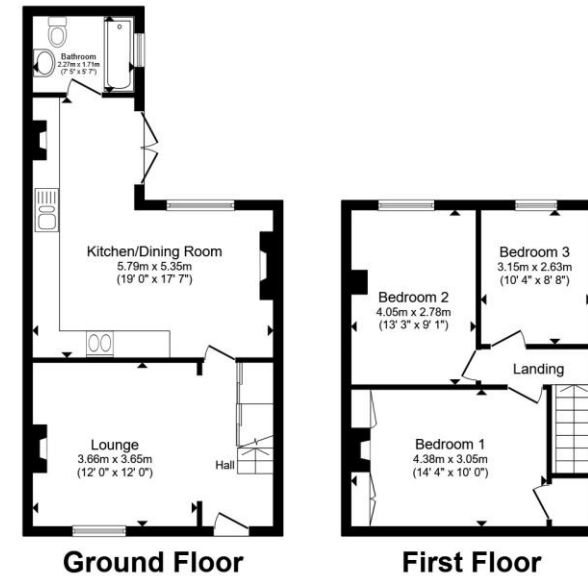
Bedroom Three

10' 4" x 8' 8" (3.15m x 2.64m)

uPVC window to the rear.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, towel rail and uPVC window to the side.



Total floor area 85.1 m² (916 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


william
h brown



view this property online williamhbrown.co.uk/Property/FKM107263



welcome to

Queens Road, Fakenham

- IMMACULATELY PRESENTED
- LARGE SPACIOUS KITCHEN
- MODERN BATHROOM
- TWO PARKING SPACES
- VICTORIAN TERRACE

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

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM107263](https://www.williamhbrown.co.uk/Property/FKM107263)



Property Ref:
FKM107263 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)