



Bridge Street, Fakenham, NR21 9TE

welcome to

Bridge Street, Fakenham

Well presented one-bedroom ground floor apartment in the heart of Fakenham, offering spacious living, modern kitchen, ample storage and allocated parking for two cars, all within walking distance of shops and amenities and with no onward chain.



Entrance Hall

Door to the front, electric radiator and 2 storage cupboards.

Lounge

16' 8" x 13' 4" (5.08m x 4.06m)
Electric fireplace, electric radiator, carpet, uPVC window and bay window to the rear.

Kitchen

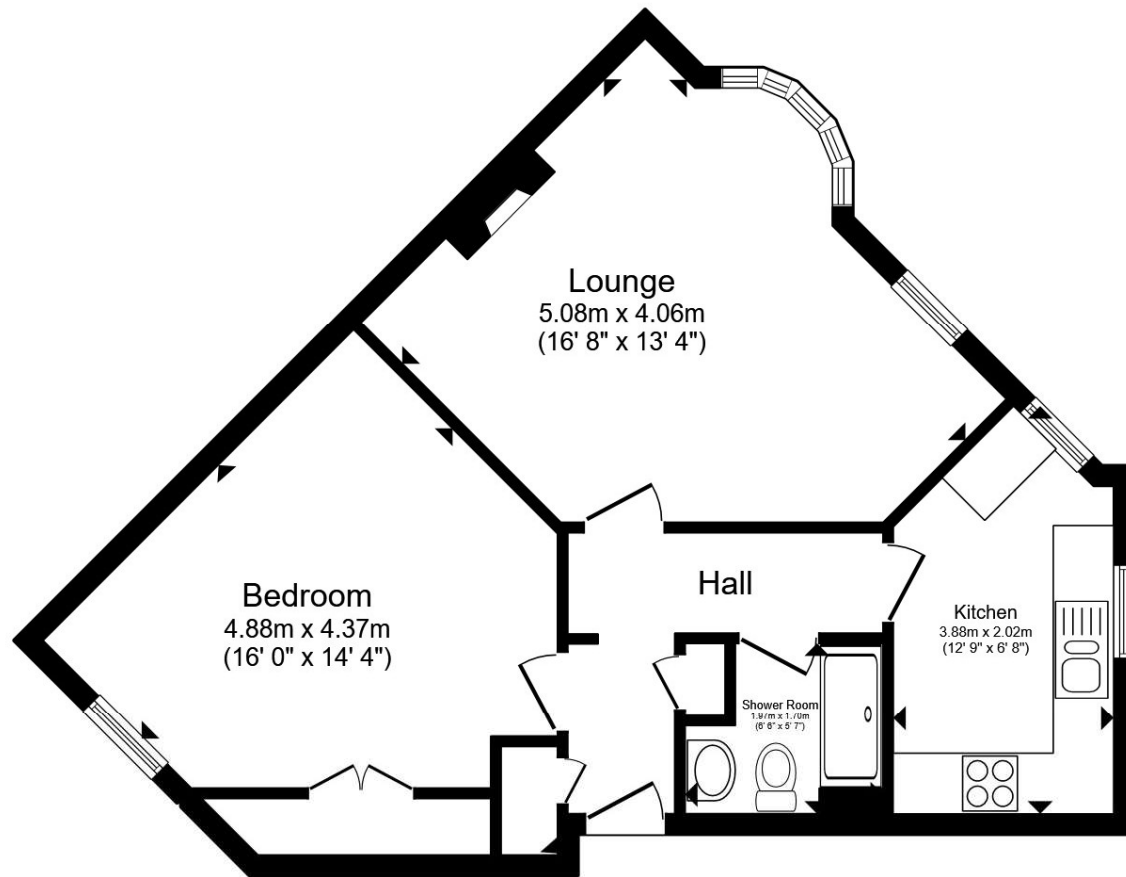
12' 9" x 6' 8" (3.89m x 2.03m)
Kitchen with wall and base units, integrated oven, electric hob with extractor over, stainless steel sink with drainer, tiled splash back, space for washing machine, uPVC window to the side and rear.

Bedroom One

16' x 14' 4" (4.88m x 4.37m)
Fitted wardrobe, electric radiator, carpet, uPVC window to the front.

Shower Room

Suite comprising of walk in shower, WC and wash hand basin.



Total floor area 53.9 m² (581 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

Bridge Street, Fakenham

- GROUND FLOOR
- MODERN UPVC WINDOWS
- ONE DOUBLE BEDROOM
- NEATLY PRESENTED
- FITTED KITCHEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108660 - 0009

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.



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