



Caslon Close, Fakenham, NR21 9DL

welcome to

Caslon Close, Fakenham

Three-bed end-terrace home on Caslon Close, just a short walk from Fakenham town centre. Offering garden, spacious living/dining room and great potential throughout, ideal for buyers looking to renovate and create a home tailored to their own taste and style for future comfortable living.



Accommodation

Entrance Hall

Carpeted flooring. Double-glazed to the entrance. Double-glazed window to the side. Cupboard under the stairs.

Cloakroom

Carpet tiled flooring. Fitted with WC only. Part tiled walls. Double-glazed window to the side.

Lounge

Carpeted flooring. Two double-glazed windows to the front, overlooking the front garden. Gas fire.

Kitchen

Carpet tiled flooring. Fitted with base units only, laminate work top, shelved pantry, stainless steel sink and extractor fan. Space for fridge freezer, washing machine, oven and hob. Double-glazed window to the rear.

First Floor Landing

Carpeted flooring. Cupboard with water tank and shelving. Hatch to the loft.

Bedroom One

Carpeted flooring. Double-glazed window to the rear overlooking the garden.

Bedroom Two

Carpeted flooring. Built-in wardrobe with shelves. Double-glazed window to the front.

Bedroom Three

Carpeted flooring. Double-glazed window to the front.

Bathroom

Carpeted flooring. Fitted with a wash hand basin and bath with electric shower over. Cupboard with shelving. Double-glazed window to the rear.

Back Entrance Porch

Wooden structure. Door leading to entrance hall.

Outside

Front Garden

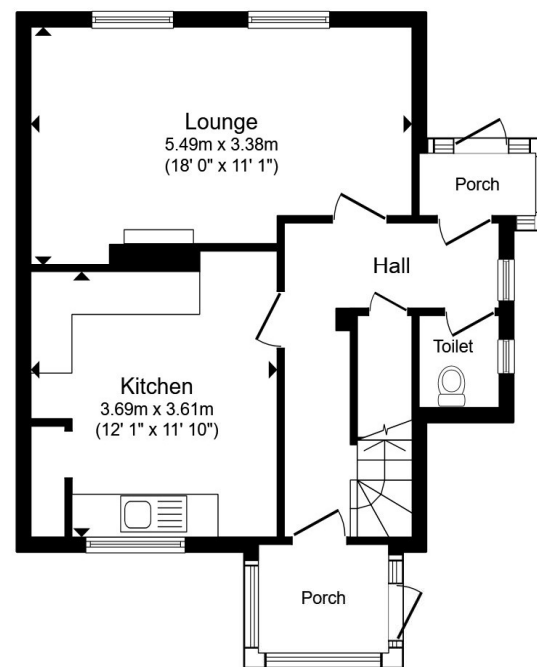
Laid to lawn with some floral borders and a hedge to the front.

Rear Garden

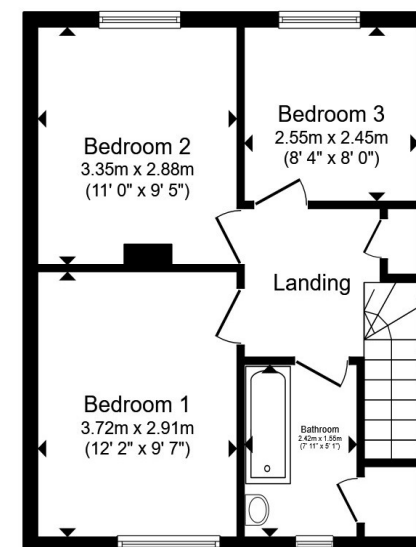
Laid to lawn with shrubs. Two sheds at the bottom of the garden.

Agent Note

No heating/central heating, gas fire only.



Ground Floor



First Floor

Total floor area 83.0 m² (894 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



welcome to

Caslon Close, Fakenham

- Three-bedroom end-terrace home
- Living/dining room with good space
- Three well-sized bedrooms
- Private garden
- Requires full renovation

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

£190,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
FKM108814 - 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.

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.



01328 864922



Fakenham@williamhbrown.co.uk



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



williamhbrown.co.uk