



West Barsham, Fakenham, NR21 9NW

welcome to

West Barsham, Fakenham

****NO ONWARD CHAIN**** Detached three-bedroom bungalow set on a generous wraparound plot at the end of a private road, offering excellent privacy, ample parking, flexible accommodation and with great potential to personalise.



Agent Notes

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.

Entrance Hall

Door to the front and storage cupboard.

Lounge

11' 6" x 13' 7" (3.51m x 4.14m)

Two radiators, carpet and uPVC window to the side and rear.

Dining Room

11' 7" x 11' 2" (3.53m x 3.40m)

Radiator, carpet and uPVC window to the side and front.

Kitchen

8' 6" x 9' 4" (2.59m x 2.84m)

Kitchen with wall and base units, space for cooker, fridge freezer, dishwasher, tiled splash back, stainless steel sink with drainer, door to the rear and uPVC window to the rear.

Bedroom One

10' x 12' 9" (3.05m x 3.89m)

Radiator, carpet and uPVC window to the side.

Bedroom Two

8' 4" x 12' (2.54m x 3.66m)

Radiator, carpet and uPVC window to the side.

Bedroom Three

7' 6" x 9' 5" (2.29m x 2.87m)

Radiator, carpet and uPVC window to the front.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin with storage and uPVC window to the rear.



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.focalagent.com



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West Barsham, Fakenham

- LARGE WRAP AROUND PLOT
- PRIVATE SETTING
- DETACHED BUNGALOW
- THREE BEDROOMS
- NO ONWARD CHAIN

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

offers in the region of

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108400 - 0015

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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