

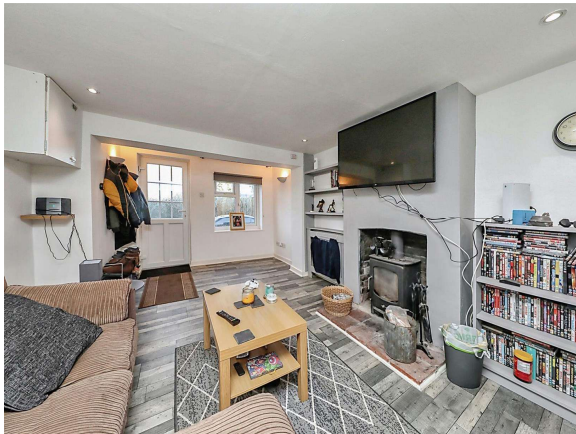


Croxton Road, Fulmodestone, Fakenham, NR21 0NJ

welcome to

Croxton Road, Fulmodestone, Fakenham

Immaculate two-bedroom cottage in the popular village of Fulmodeston, just a short drive from Fakenham. Featuring a spacious lounge with woodburner, modern kitchen and two double bedrooms, offering character, comfort and countryside charm. Move-in-ready home for buyers today!



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.

Lounge

17' 2" x 11' 10" (5.23m x 3.61m)

UPVC entrance door to the front, UPVC double glazed window to the front, radiator and feature fireplace with multi fuel burning stove.

Kitchen

11' 11" x 9' 9" (3.63m x 2.97m)

Fitted with a range of base units with work surfaces over, inset Asterite sink and drainer with tiled splash backs. Space and plumbing for both washing machine & dishwasher and space for fridge-freezer. Central island with electric cooker, electric hob and breakfast bar. UPVC double glazed window to the rear.

Bathroom

WC, wash hand basin with tiled splash backs, bath with shower over, shaver point, extractor fan and UPVC double glazed window to the rear.

First Floor Landing

Stairs from the Kitchen and doors to Bedrooms.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

UPVC double glazed window to the front, TV and telephone point and radiator.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m)

UPVC double glazed window to the rear and radiator.

Outside

The front of the property has a small patio area with gated entrance. The rear of the property is enclosed with small courtyard area and access to the rear store (with power and lighting).

Garage

7' 8" x 6' 7" (2.34m x 2.01m)

To the side of the property there is a garage suitable for a single car or storage.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Croxton Road, Fulmodestone, Fakenham

- GUIDE PRICE £170,000-£180,000
- WELL PRESENTED CHARACTER COTTAGE
- MOTIVATED VENDORS
- TWO DOUBLE BEDROOMS
- COURTYARD AND GARAGE

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

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108325 - 0010

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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