

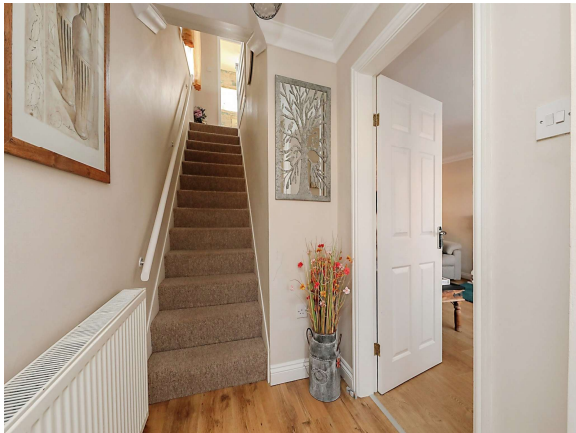


North Park, Fakenham, NR21 9RG

welcome to

North Park, Fakenham

Beautifully presented three bed semi-detached home with spacious living, conservatory, ample parking, garage and enclosed garden with new sandstone patio. Situated within close proximity to amenities, and the popular town centre.



Agent Note

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.

Accommodation

Entrance Hall

Wooden flooring. Door to the side leading to lounge/dining room. Stairs to the first floor landing. Storage cupboard. Radiator.

Lounge/Dining Room

Wooden flooring. Double-glazed window to the front. Understairs cupboard. Electric fire. Radiator.

Kitchen

Tiled flooring. Fitted with wall and base units with worksurfaces over. Stainless steel sink and drainer with tiled splashbacks. Integrated dishwasher. Space and plumbing for washing machine. Integrated oven with electric hob on top and extractor fan. Double-glazed window to the rear. Radiator.

Conservatory

Of UPVC double-glazed construction, with double glazed windows to the side and rear. Door opening into the rear garden.

First Floor Landing

Stairs from the entrance hall. Loft access. Double-glazed window to the side.

Bedroom One

Carpeted flooring. Double-glazed window to the front. Radiator.

Bedroom Two

Carpeted flooring. Double-glazed window to the rear. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed window to the front. Airing cupboard. Radiator.

Bathroom

Fitted with WC, bath with shower over and wash hand basin with tiled splashbacks. Heated towel rail. Double-glazed window to the rear.

Outside

To the front of the property is a driveway and carport leading to the garage for ample off road parking. There is a door to the rear garden which is fully enclosed mainly laid to lawn with a new sandstone paving seating area.



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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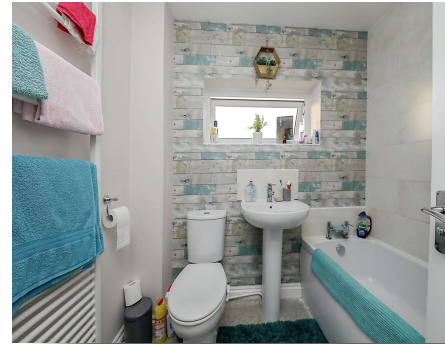
North Park, Fakenham

- Three Bedroom Semi-Detached House
- Spacious Lounge and Diner
- Conservatory with Garden Views
- Fully Enclosed Rear Garden
- Driveway, Carport and Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107597 - 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.



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