



Ambleside, Wicken Green Village, Fakenham, NR21 7QD

welcome to

Ambleside, Wicken Green Village, Fakenham

Offered with NO ONWARD CHAIN, this spacious 3 bed semi-detached bungalow in a quiet location, features a bright lounge-diner with garden access, private rear garden, off-road parking, carport and additional garage; plus charming cherry blossom views to the front. Ideal for easy, peaceful living!



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 Porch

Cupboard with consumer unit.

Lounge/Diner

Double glazed window to front, carpet and one radiator. Dining area with double glazed French doors to rear, and laminate flooring.

Kitchen

Kitchen with wall and base units with worksurfaces over, space for white goods, tiled splashback, laminate flooring and door to rear garden.

Hall

Carpet, one radiator, built in storage cupboard with emersion tank and oil fired boiler.

Bedroom One

Double glazed window to front overlooking cherry blossom trees, one radiator, carpet. Leads to private cloakroom.

Cloakroom

Sink basin, toilet, shelving, laminate flooring.

Bedroom Two

Double glazed window to rear, one radiator, carpet, large built in storage cupboard, and fitted wardrobes.

Bedroom Three

Double glazed window to front, one radiator, carpet, built in fitted storage.

Bathroom

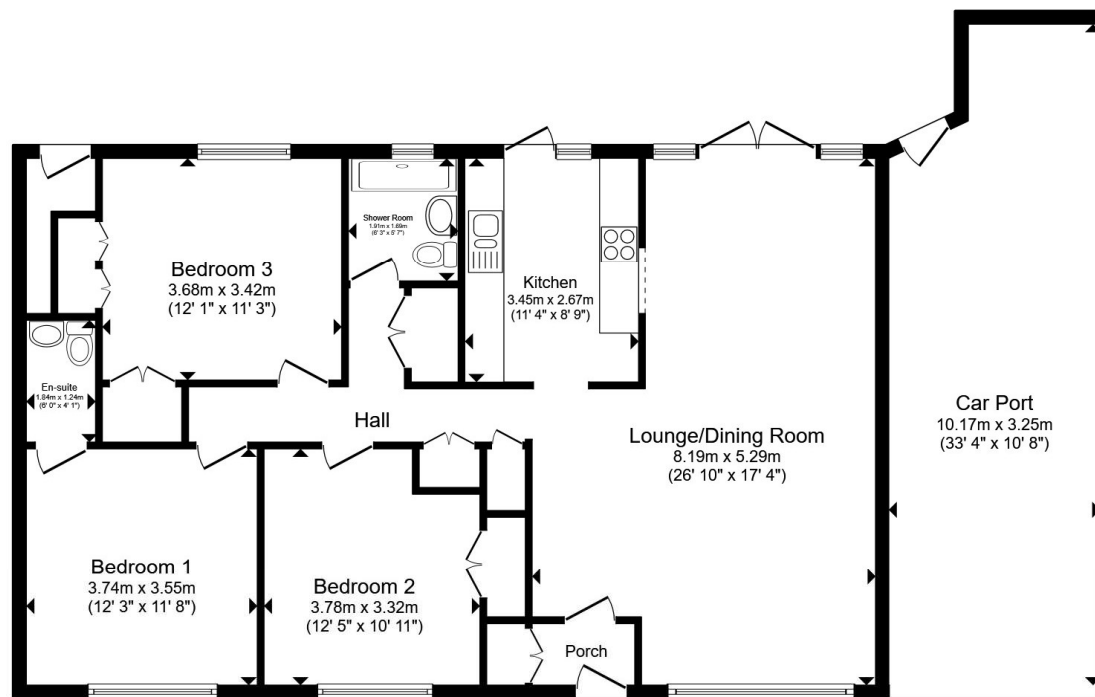
Suite comprising of double walk in shower tiled full height, sink with vanity unit, toilet, heated towel rail, tiled flooring and double glazed window to the rear.

Rear Garden

Double car port/garage with power, enclosed outbuilding, patio area enclosed by fencing, main area laid to lawn with oil tank.

Garage

Additional en-bloc garage included.



Total floor area 105.8 m² (1,139 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


william
h brown



view this property online williamhbrown.co.uk/Property/FKM108753



welcome to

Ambleside, Wicken Green Village, Fakenham

- NO ONWARD CHAIN
- THREE BEDROOMS, PRINCIPLE WITH PRIVATE WC
- SHOWER ROOM
- LARGE LOUNGE DINER LEADING TO PRIVATE GARDEN
- EXCELLENT EXTERNAL STORAGE

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

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM108753](https://www.williamhbrown.co.uk/Property/FKM108753)



Property Ref:
FKM108753 - 0008

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)