



**Lee Warner Avenue, FAKENHAM, NR21 8ER**

**welcome to**

**Lee Warner Avenue, FAKENHAM**

Three bed mid-terrace home in a popular cul-de-sac close to schools, shops and town amenities. Offering lounge, kitchen and utility room, enclosed rear garden with patio and driveway parking, all with no onward chain for a smooth and straightforward move Ideal for young family seeking convenience!



## Accommodation

### Entrance Hall

Tiled flooring, understairs cupboard, radiator.

### Utility

Space and plumbing for washing machine and dryer, door to garden.

### Cloakroom

- WC and hand wash basin.

### Lounge

Carpets, radiator, double-glazed French doors to rear.

### Kitchen

Tiled flooring, gas cooker, large window to front, boiler, pantry area.

### First Floor Landing

Carpeted stairs, L-shaped landing.

### Bathroom

Shower, WC, sink, towel heater, laminate flooring, sliding door, window to front.

### Bedroom One

Double bedroom, radiator, window to rear, two double sockets, wooden flooring.

### Bedroom Two

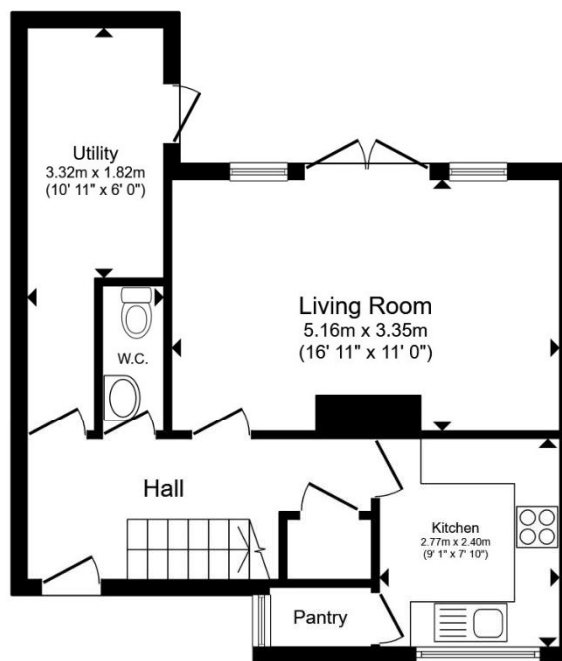
Double bedroom, radiator, window to rear, two double sockets, laminate flooring.

### Bedroom Three

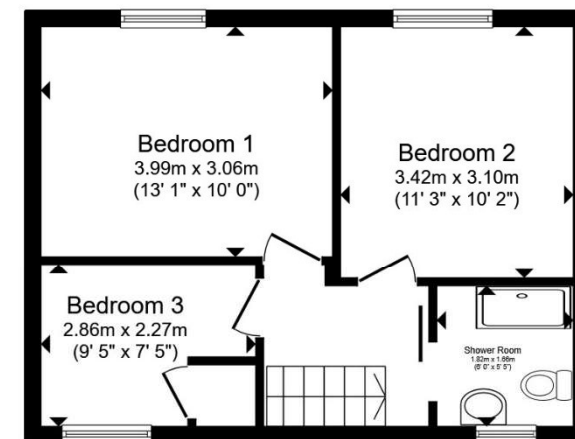
Single bedroom, radiator, window to front, built in cupboard.

### Outside

Large rear garden, patio, small pond, three sheds, one greenhouse.  
Driveway at the front of the property, parking for two cars.



Ground Floor



First Floor

Total floor area 81.3 m<sup>2</sup> (875 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](http://www.propertybox.io)



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## Lee Warner Avenue, FAKENHAM

- No Onward Chain
- Lounge with Patio Doors into Garden
- Driveway Parking
- Cul-De-Sac Location
- Family Friendly Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £225,000



Please note the marker reflects the postcode not the actual property

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