



**Shereford Road, Hempton, Fakenham, NR21 7LJ**

**welcome to**

**Shereford Road, Hempton, Fakenham**

Charming two-bedroom cottage in Hempton featuring a spacious lounge with woodburner, modern kitchen and two double bedrooms. Outside offers a lawned garden with useful outbuildings, ideal for first-time buyers or investors seeking character, comfort and village living opportunity.



### Porch

Door to the front.

### Lounge

11' 4" x 11' 7" ( 3.45m x 3.53m )

Wood burner with mantle and double glazed window to the front.

### Kitchen

11' x 12' 7" ( 3.35m x 3.84m )

Kitchen with wall and base units, free standing oven, hob, composite sink, drainer, space for fridge freezer, two storage cupboards, tiled floor and double glazed window to the rear.

### Cloakroom

WC, wash hand basin and double glazed window to the rear.

### Bedroom One

11' 5" x 12' ( 3.48m x 3.66m )

Decorative fireplace and double glazed window to the front.

### Bedroom Two

6' 3" x 12' 7" ( 1.91m x 3.84m )

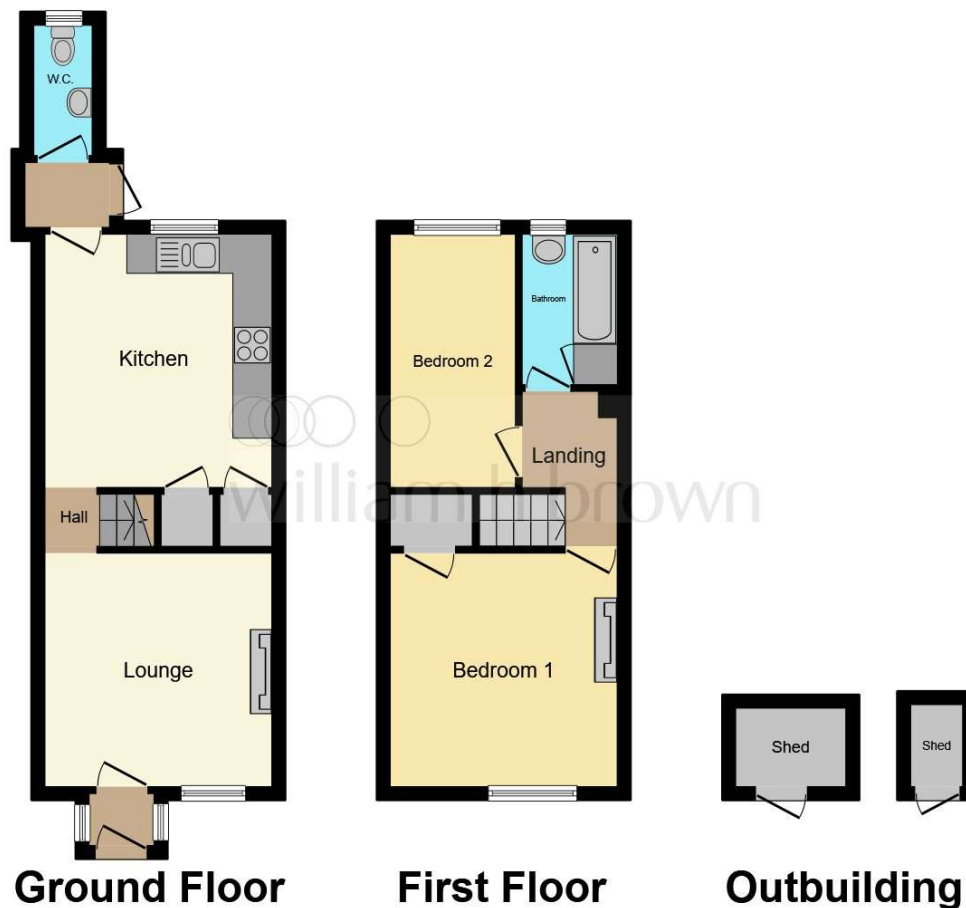
Double glazed window to the rear.

### Bathroom

Suite comprising of bath, wash hand basin and double glazed window to the rear.

### Outside

Rear garden which is patio and laid to lawn with two outbuildings for storage.



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](http://www.focalagent.com)



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## Shereford Road, Hempton, Fakenham

- TWO BEDROOM COTTAGE
- LOUNGE WITH WOOD BURNER
- GOOD SIZE REAR GARDEN
- RENOVATED KITCHEN
- TWO OUTBUILDINGS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM107915 - 0020

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