



Church Lanes, Fakenham, NR21 9DE

welcome to

Church Lanes, Fakenham

This characterful and extended two bedroom end terrace cottage with good size front and rear gardens is situated in Fakenham town centre within easy walking distance of shops, schools and town amenities!



Accommodation

Entrance Hall

Victorian tiled flooring. Radiator. Door to the front.

Dining Room

Double glazed sash window to the front. Wood flooring. Fireplace. Picture rails. Radiator.

Lounge

Double glazed window to the side. Sash Window to the rear. Carpeted flooring. Fireplace. Radiator.

Kitchen

Tiled flooring. Tiled splashbacks. Skylight. Stainless steel sink drainer. Wash basin. Range cooker. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator. Door to the rear. Gas central heating boiler.

Shower Room

Situated on ground level with vinyl flooring, Fitted with WC, shower cubicle, wash hand basin and an extractor fan. Skylight.

Bedroom One

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

En Suite

Fitted with WC, shower cubicle, wash hand basin and an extractor fan. Vinyl flooring.

Bedroom Two

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

Loft Room

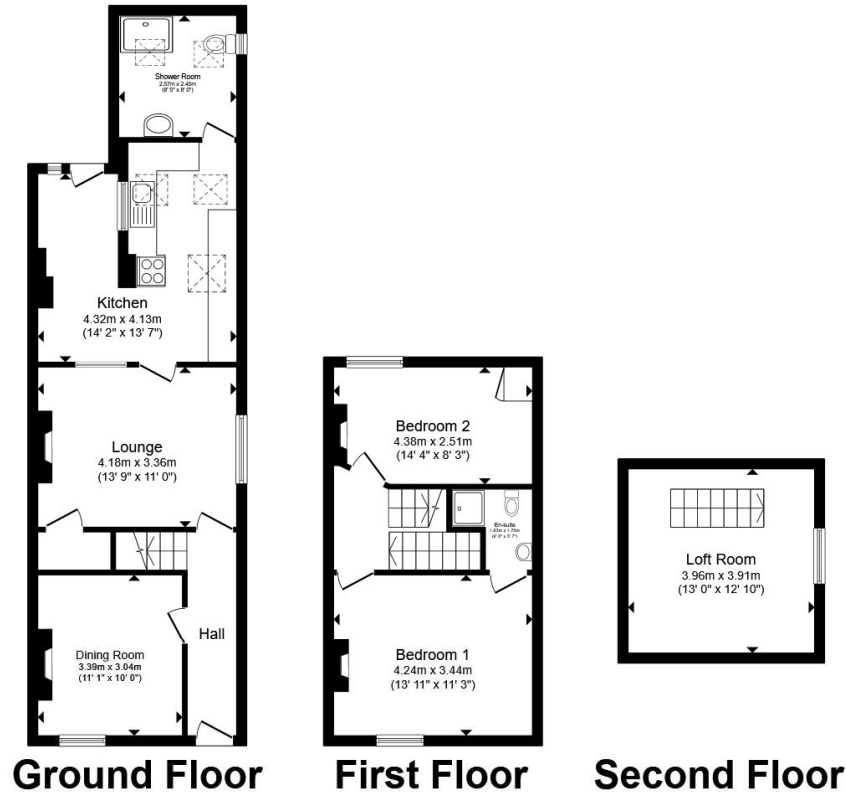
Double glazed window to the front. Carpeted flooring. Radiator. Eaves storage.

Rear Garden

Bisected lawn garden with patio area. Bushes and shrubs. Shed at the rear. Passage to the front.

Agent Notes

The vendor has advised the shower in the en suite bathroom is not currently functional. Please call the branch for further information.



Ground Floor

First Floor

Second Floor

Total floor area 105.3 m² (1,134 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



view this property online williamhbrown.co.uk/Property/FKM108184



welcome to

Church Lanes, Fakenham

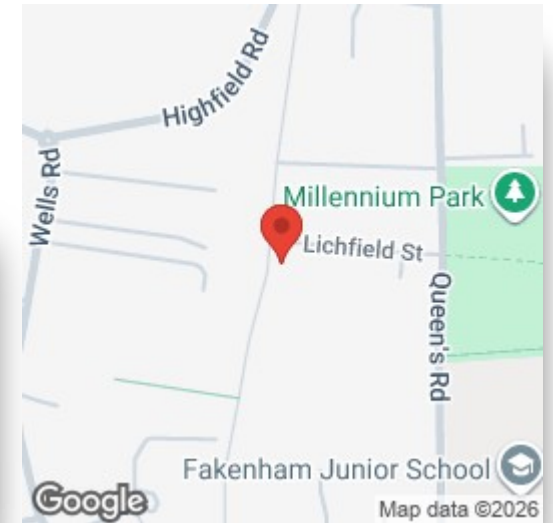
- End Terraced Cottage
- Converted Loft Room
- Master Bedroom with En Suite
- Extended Kitchen Area
- Walking Distance to Fakenham Town Centre

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108184



Property Ref:
FKM108184 - 0006

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