



Trinity Green, Colkirk, Fakenham, NR21 7FA

welcome to

Trinity Green, Colkirk, Fakenham

Brand-new 2-bed semi-detached home in Colkirk, finished to a high specification with integrated appliances and flooring throughout. Available through Shared Ownership from 40%. Featuring an A-rated EPC, generous garden, two parking spaces and attractive green space with wildflowers.



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.

Heating: Electric - Air Source Heat Pump.

Accommodation

Entrance

Karndean flooring. Footwell mat. Cupboard under the stairs. Double-glazed large window to the side.

Cloakroom

Karndean flooring. Fitted with WC, wash hand basin with hand towel holder. On the wall toilet roll holder. Fully tiled walls.

Lounge

Karndean flooring. Double-glazed window and door to the rear overlooking the garden. Cupboard with Air Source Heat Pump controls.

Kitchen

Karndean flooring. Fitted with wall and base units, Bosch electric hob and oven and composite sink plus drainer with chrome swan neck tap. Built in fridge freezer and dishwasher with space for washing machine. Double-glazed window to the front.

First Floor Landing

Carpeted stairs and flooring. Cupboard for storage. Radiator.

Bedroom One

Carpeted flooring. Large double-glazed window to the front. Radiator.

Bedroom Two

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

Bathroom

Fully tiled flooring and walls. Fitted with WC, bath with shower over and wash hand basin. On the wall toilet roll holder. Chrome towel rail. Frosted/obscured double-glazed window to the rear.

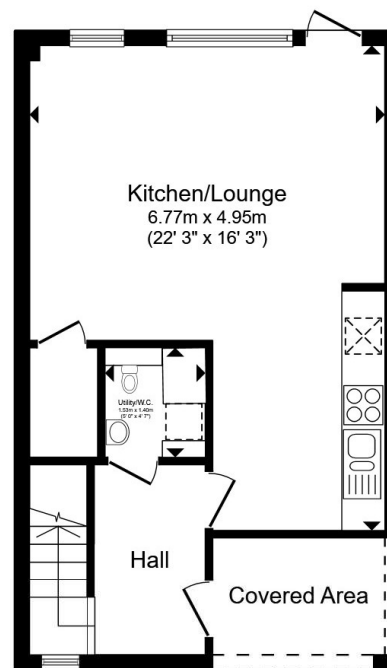
Outside

Rear Garden

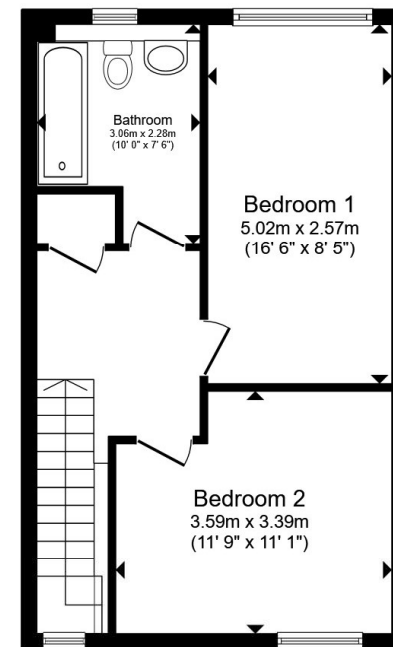
Side and rear gate. Laid to turf with patio area. Stainless steel outside light.

Parking

Laid to brickweave. 2 Cars side by side.



Ground Floor



First Floor

Total floor area 84.2 m² (907 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



welcome to

Trinity Green, Colkirk, Fakenham

- New Two-Bedroom Semi-Detached Home
- High Specification Finish Throughout
- Integrated Kitchen Appliances Included
- Generous Rear Garden
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£112,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108835



Property Ref:
FKM108835 - 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.

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