



Clarendon Road, Fakenham, NR21 9HG

welcome to

Clarendon Road, Fakenham

Well-presented 3-bed semi-detached home in a quiet Fakenham cul-de-sac, just a short walk from the town centre. Offering a spacious lounge, kitchen/diner, private rear garden, garage and off-road parking, making it an ideal family home combining convenience, comfort and 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.

Accommodation

Entrance Hall

Carpeted flooring. Coat cupboard. Double-glazed front door to the side and door leading to the lounge.

Lounge

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

Kitchen/Diner

Vinyl flooring. Fitted with wall and base units, stainless-steel sink drainer with space for oven/cooker. Space for fridge/freezer. Tiled splashbacks. Pantry cupboard under stairs. Two double-glazed windows to the rear. Radiator.

First Floor Landing

Carpeted flooring. Access to loft. Double-glazed window to the side.

Bedroom One

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

Bedroom Two

Carpeted flooring. Double-glazed window to the rear, overlooking the garden. Radiator.

Bedroom Three

Carpeted flooring. Built-in cupboard with shelving. Double-glazed window to the front. Radiator.

Bathroom

Vinyl flooring and fully tiled walls. Fitted with WC, wash hand basin and a bath with electric shower over the top. Double-glazed obscured window to the rear.

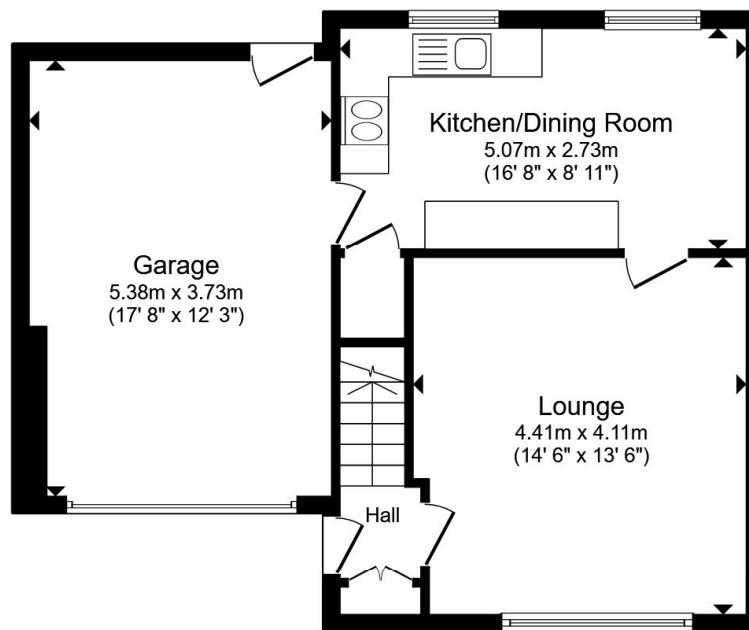
Outside

Rear Garden

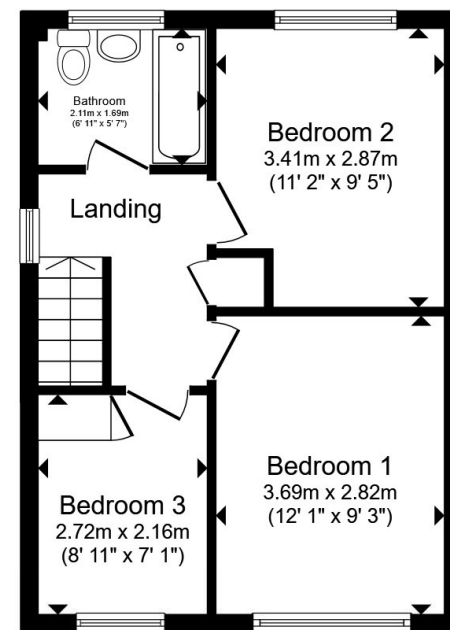
Private rear garden laid to lawn and patio. Two sheds and an outside tap.

Outbuildings

Garage with up and over door plus second side door.



Ground Floor



First Floor

Total floor area 93.2 m² (1,003 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

Clarendon Road, Fakenham

- Three Bedroom Semi-Detached Home
- Spacious Living Room
- Private Rear Garden
- Quiet Cul-De-Sac Location
- Garage and Off-Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108857 - 0002

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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