



Baxter Close, FAKENHAM, NR21 8LE

welcome to

Baxter Close, FAKENHAM

Spacious three bed semi-detached home on a popular Fakenham development. Offering a kitchen/diner, garden and garage with potential for office or gym use; all within easy reach of the town centre and available with NO ONWARD CHAIN.



Agent Notes

Please note that the AML Fee covers 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. Radiator.

Cloakroom

Vinyl tile flooring. Fitted with WC and a wash hand basin. Double-glazed window to the rear.

Lounge

Carpeted flooring. Double-glazed window to the front. Patio sliding door to the rear garden. Radiator.

Kitchen/Diner

Ceramic tiled flooring. Fitted with wall and base units, Bosch electric oven and hob and a stainless-steel sink. Space for fridge/freezer. Space for washing machine. Gas boiler. Double-glazed window to the front. Radiator.

First Floor Landing

Carpeted flooring. Two storage cupboards. Double-glazed window to the rear. Radiator.

Bedroom One

Carpeted flooring. Fitted cupboard, wardrobe and shelving. Double-glazed window to the front. Radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

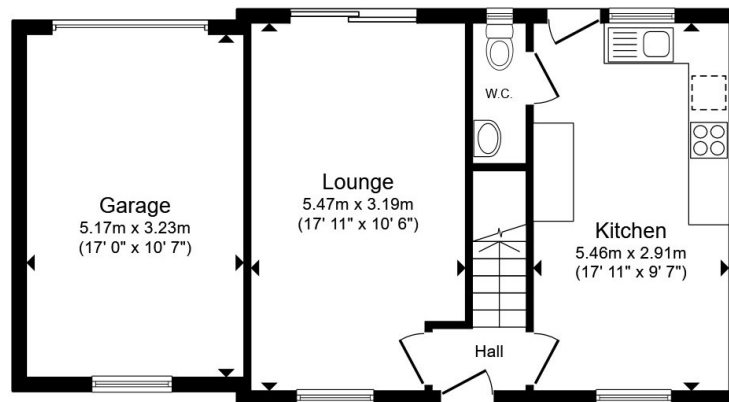
Laminated flooring. Fitted with WC, wash hand basin, bath with shower over. Half tiled walls. Double-glazed frosted window.

Rear Garden

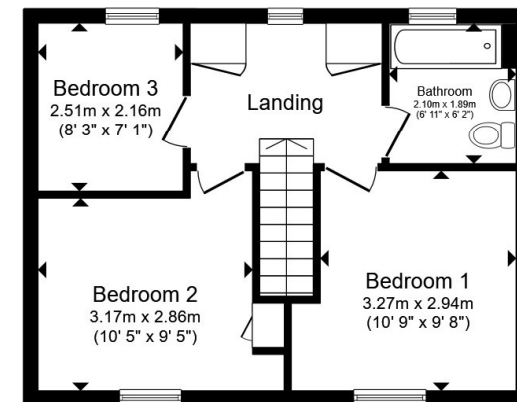
Laid to lawn with patio pathway leading to a gate access to the rear garage.

Outbuilding

Garage with up and over lockable door at the rear of the property. Double-glazed window to the front.



Ground Floor



First Floor

Total floor area 94.6 m² (1,019 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



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welcome to

Baxter Close, FAKENHAM

- Three Bed Semi-Detached Home
- Spacious Living Room and Kitchen/Diner
- Garage with Window
- Rear Garden
- Rear Access Driveway Parking

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108804 - 0005

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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