

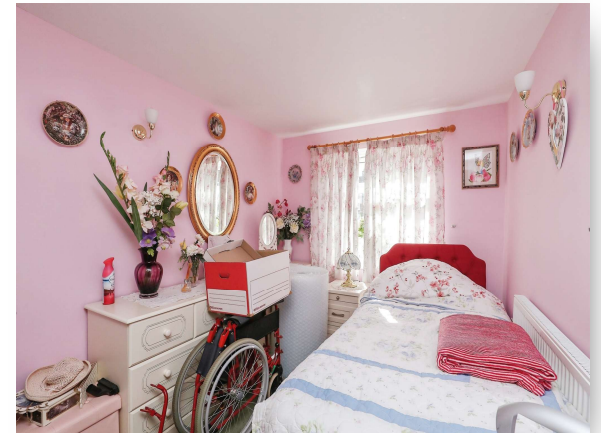


Gwyn Crescent, Fakenham, NR21 8NE

welcome to

Gwyn Crescent, Fakenham

Beautifully presented bungalow in Fakenham offering bright living space, lounge, kitchen/breakfast room and sun room. Close to shops and amenities, ideal for comfortable, flexible single-storey living. Enjoying a practical layout with three bedrooms and a peaceful sun-filled room to unwind calmly.



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.

Entrance Porch

Door and uPVC window to the side of the property.

Inner Hall

Radiator and uPVC door to the front of the property.

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)

Electric fire with marble hearth, radiator, TV point, telephone point and uPVC window to the front of the property.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m)

Kitchen with wall and base units, stainless steel sink with drainer, airing cupboard, tiled walls and radiator. Space for cooker, free standing fridge freezer, washing machine, dishwasher and uPVC window to the rear of the property.

Conservatory

16' 5" x 9' 6" (5.00m x 2.90m)

Base units, TV point, radiator, doors to the rear and uPVC window to the side and rear of the property.

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)

Radiator and uPVC window to the side and rear of the property.

Bedroom Two

11' 8" x 7' 6" (3.56m x 2.29m)

Dressing room, radiator, loft access and uPVC window to the front and rear of the property.

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

Radiator and uPVC window to the front of the property.

Bathroom

Suite comprising of shower with rainwater shower, WC, wash hand basin, vanity, fully tiled, radiator and uPVC window to the side of the property.

Outside

Boasting ample parking to the front and private enclosed garden to the rear.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/FKM107664



welcome to

Gwyn Crescent, Fakenham

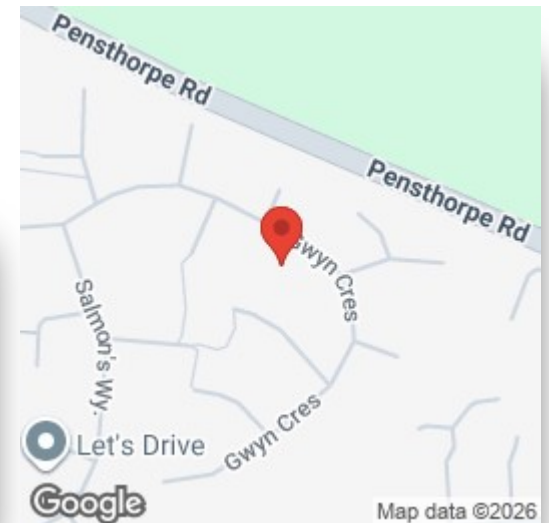
- Extended Bungalow
- Three Bedrooms
- Sun Room, Lounge & Kitchen / Breakfast
- Nicely Presented
- Popular Location, Close To Town & Shops

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107664



Property Ref:
FKM107664 - 0033

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