



Sheldrake Close, Fakenham, NR21 8ND

welcome to

Sheldrake Close, Fakenham

Charming 3-bed detached bungalow in a quiet Fakenham cul-de-sac, with driveway and garage. Featuring a lounge/diner with patio doors, fitted kitchen and a low-maintenance garden, with shed and cloakroom. Ideal for peaceful living, close to the town's amenities.



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. Coat cupboard. Door to the front. Radiator. Airing cupboard with hot water tank. Loft.

Cloakroom

Tiled flooring with part tiled walls. Fitted with WC and wash hand basin. Double-glazed window to the side. Radiator.

Lounge/Diner

Carpeted flooring. Wall lights. Double-glazed window to the front. Patio doors to the rear. Radiator.

Kitchen

Tiled flooring. Double-glazed window to the rear. Sink drainer. Tiled splashbacks. Space for cooker. Space for fridge freezer. Plumbing for washing machine. Radiator. Gas central heating boiler. Door to the rear.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Tiled flooring with part tiled walls. Fitted with WC, wash hand basin and low level shower cubicle with rainfall shower head. Extractor fan. Double-glazed window to the rear. Radiator.

Front Garden

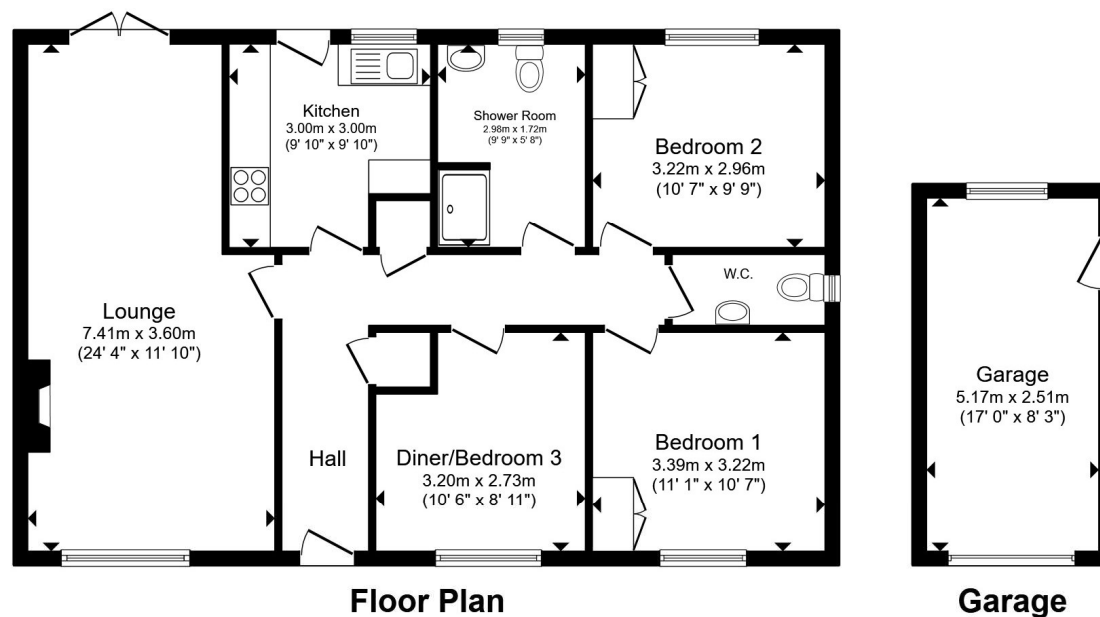
Low maintenance. Shingle. Bushes.

Rear Garden

Low maintenance. Patio. Bushes. Summer house. Flowers. Gate to the side.

Outbuildings

Single garage with up and over door.



Total floor area 99.0 m² (1,066 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

Sheldrake Close, Fakenham

- Three Bedroom Detached Bungalow
- Quiet Cul-De-Sac Location
- Lounge with Gas Fireplace
- Low Maintenance Rear Garden
- Garage Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108806 - 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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