



Shereford Road, Hempton, Fakenham, NR21 7LJ

welcome to

Shereford Road, Hempton, Fakenham

Charming two-bedroom cottage in Hempton featuring a spacious lounge with woodburner, modern kitchen and two double bedrooms. Outside offers a lawned garden with useful outbuildings. Perfect for first-time buyers or investors seeking character, comfort and village living opportunity.



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.

Porch

Door to the front.

Lounge

11' 4" x 11' 7" (3.45m x 3.53m)

Wood burner with mantle and double glazed window to the front.

Kitchen

11' x 12' 7" (3.35m x 3.84m)

Kitchen with wall and base units, free standing oven, hob, composite sink, drainer, space for fridge freezer, two storage cupboards, tiled floor and double glazed window to the rear.

Cloakroom

WC, wash hand basin and double glazed window to the rear.

Bedroom One

11' 5" x 12' (3.48m x 3.66m)

Decorative fireplace and double glazed window to the front.

Bedroom Two

6' 3" x 12' 7" (1.91m x 3.84m)

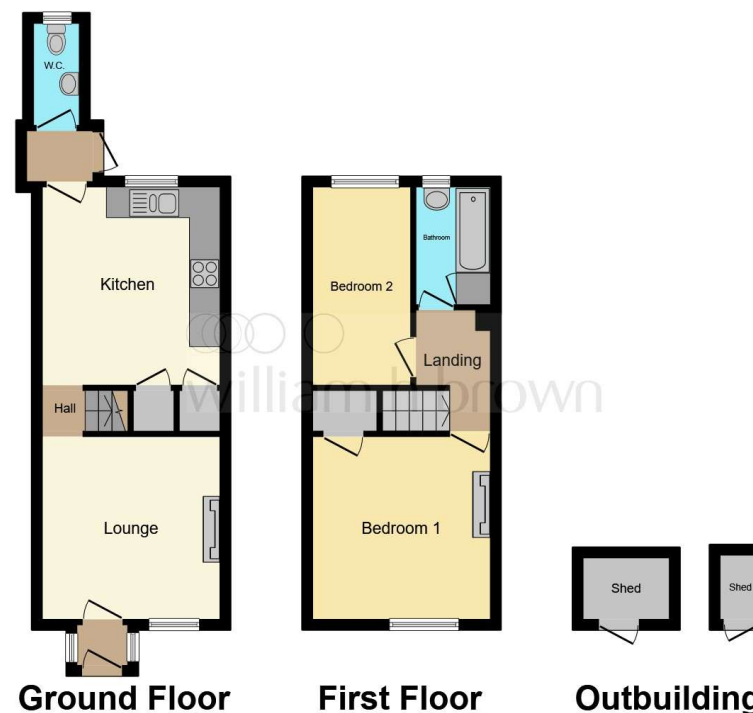
Double glazed window to the rear.

Bathroom

Suite comprising of bath, wash hand basin and double glazed window to the rear.

Outside

Rear garden which is patio and laid to lawn with two outbuildings for storage.



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.focalagent.com



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welcome to

Shereford Road, Hempton, Fakenham

- TWO BEDROOM COTTAGE
- LOUNGE WITH WOOD BURNER
- GOOD SIZE REAR GARDEN
- RENOVATED KITCHEN
- TWO OUTBUILDINGS

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

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107915 - 0022

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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