



Constitution Hill, Fakenham, NR21 9EF

welcome to

Constitution Hill, Fakenham

Situated in the heart of Fakenham lies this charming cottage full of character! Immaculately presented throughout, boasting exposed beams, wood burner in the lounge and two bedrooms. ** OFFERED TO THE MARKET WITH NO ONWARD CHAIN **



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.

Lounge

13' 1" x 12' 6" (3.99m x 3.81m)

Wood burner, stairs to the first floor, feature beams, radiator, door and window to the front.

Kitchen/Dining Room

13' 4" x 7' 8" (4.06m x 2.34m)

Kitchen with wall and base units, oven with hob and extractor, composite sink with drainer, radiator, feature beams and window to the rear.

Utility Room

6' 8" x 4' 3" (2.03m x 1.30m)

Base unit with space for washing machine & tumble dryer, door to the rear, window to the side and rear.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)

Fitted cupboard, radiator, feature beams and window to the front.

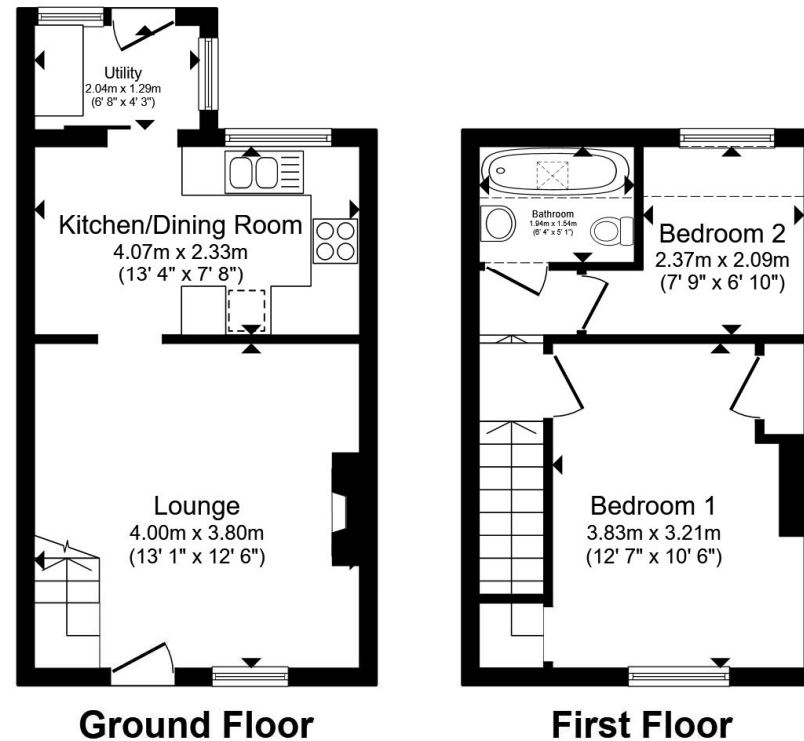
Bedroom Two

7' 9" x 6' 10" (2.36m x 2.08m)

Feature beams and window to the rear.

Bathroom

Suite comprising roller top bath with handheld shower, WC, wash hand basin and skylight window.



Total floor area 54.5 m² (586 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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Constitution Hill, Fakenham

- CHARACTERFUL COTTAGE
- EXPOSED BEAMS
- WOOD BURNER
- TWO BEDROOMS
- GAS CENTRAL HEATING

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

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108677 - 0008

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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