



Queens Road, FAKENHAM, NR21 8BU

welcome to

Queens Road, FAKENHAM

Beautiful Victorian three-bedroom home full of period charm! Featuring original character details, bright living space and a generous rear garden; benefiting from a private driveway and additional rear parking. This attractive home perfectly combines timeless style with practicality.



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.

Entrance Porch

Stairs to first floor landing, original tiled flooring, door to the front and stained glass window to the side.

Lounge

Electric feature fireplace, 1/2 wall panelling, two radiators, wall lights and bay window to front aspect.

Dining Room

Understairs cupboard, inset shelving, radiator, lino flooring and window to the side.

Kitchen

Kitchen with wall and base units, space for oven, gas hob, fridge freezer, plumbing for washing machine and dishwasher, 1/2 tiled splashback, spotlights, radiator, lino flooring, window to the side and door to the rear.

First Floor Landing

Consumer units and radiator.

Bedroom One

Double bedroom with fitted double wardrobe, radiator, carpet and window to front.

Bedroom Two

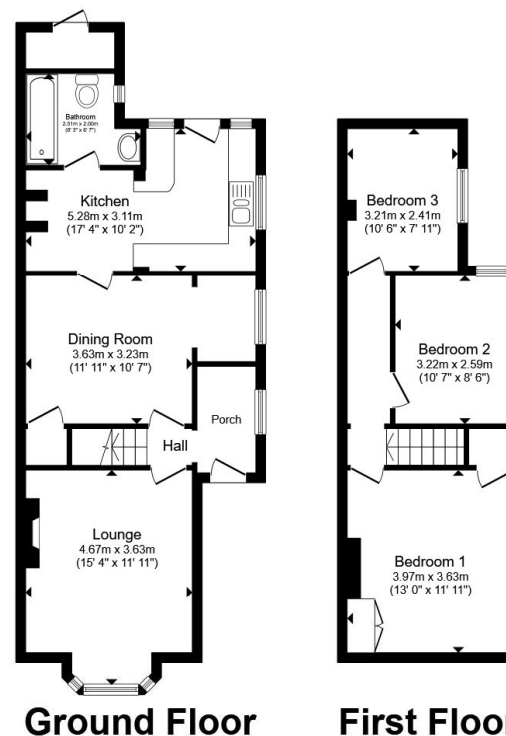
Radiator, floorboards and window to side.

Bedroom Three

Radiator, carpet and window to rear.

Bathroom

Suite comprising P shaped bath with shower, NEW toilet, sink with vanity unit, heated towel rail and window to the side.



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



welcome to

Queens Road, FAKENHAM

- THREE BEDROOM VICTORIAN HOUSE
- OFF ROAD PARKING
- LOUNGE & SEPERATE DINING ROOM
- SIZEABLE REAR GARDEN
- PERIOD FEATURES THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108764



Property Ref:
FKM108764 - 0011

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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