



Church Lanes, Fakenham, NR21 9DE

welcome to

Church Lanes, Fakenham

Character end-terrace cottage in the heart of Fakenham. Boasts two double bedrooms, loft room, two reception rooms and generous rear garden. Conveniently located within walking distance of shops, schools and amenities; ideal for first-time buyers, young families or those seeking town-centre living!



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.

The vendor has advised the shower in the en suite bathroom is not currently functional. Please call the branch for further information.

Accommodation

Entrance Hall

Victorian tiled flooring. Radiator. Door to the front.

Dining Room

Double glazed sash window to the front. Wood flooring. Fireplace. Picture rails. Radiator.

Lounge

Double glazed window to the side. Sash Window to the rear. Carpeted flooring. Fireplace. Radiator.

Kitchen

Tiled flooring. Tiled splashbacks. Skylight. Stainless steel sink drainer. Wash basin. Range coker. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator. Door to the rear. Gas central heating boiler.

Shower Room

Situated on ground level with vinyl flooring, Fitted with WC, shower cubicle, wash hand basin and an extractor fan. Skylight.

Bedroom One

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

En Suite

Fitted with WC, shower cubicle, wash hand basin and an extractor fan. Vinyl flooring.

Bedroom Two

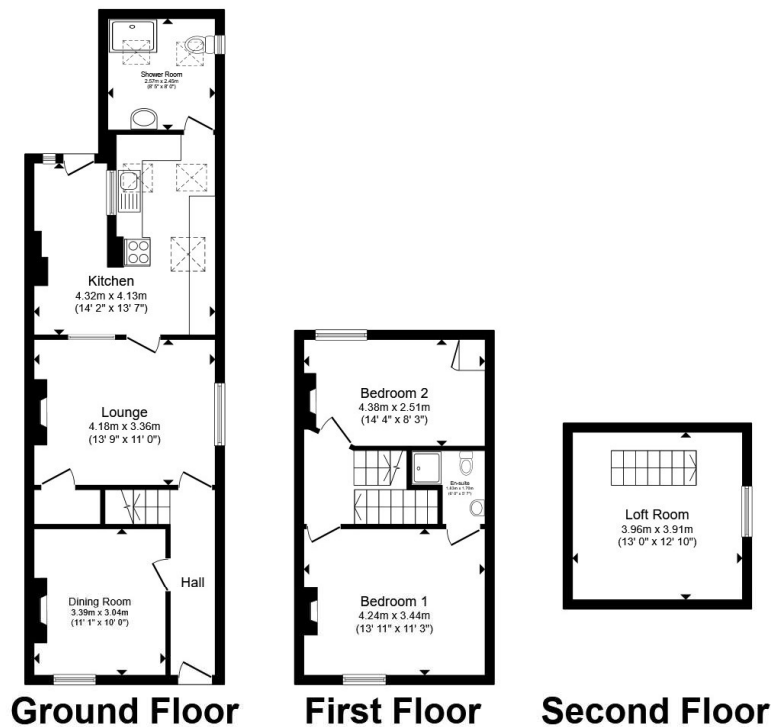
Carpeted flooring. Double glazed window to the rear. Radiator.

Loft Room

Double glazed window to the front. Carpeted flooring. Radiator. Eaves storage.

Rear Garden

Bisected lawn garden with patio area. Bushes and shrubs. Shed at the rear. Passage to the front.



Total floor area 105.3 m² (1,134 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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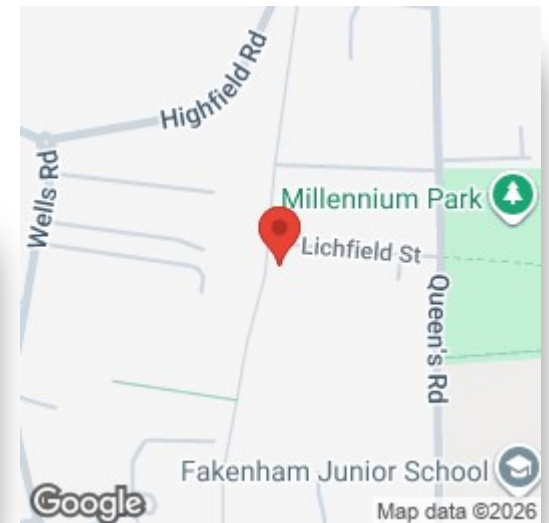
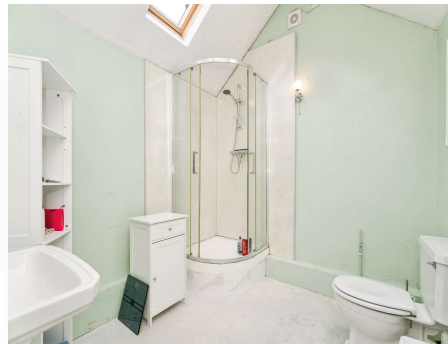
- End Terraced Cottage
- Converted Loft Room
- Master Bedroom with En Suite
- Extended Kitchen Area
- Walking Distance to Fakenham Town Centre

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108184



Property Ref:
FKM108184 - 0009

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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