



Halifax Crescent, Sculthorpe Fakenham NR21 7PS

welcome to

Halifax Crescent, Sculthorpe Fakenham

- TWO DOUBLE BEDROOM SEMI DETACHED HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- WOODBURNER IN LOUNGE
- KITCHEN DINER
- LARGE DRIVEWAY WITH NEW FENCING

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

offers in excess of
£230,000

view this property online williamhbrown.co.uk/Property/FKM108783



Property Ref:
FKM108783 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Porch

Tiled flooring, double glazed window to front, storage.

Entrance Hall

Tiled flooring, one radiator, understairs cupboard with consumer unit.

Lounge

Double glazed French doors to rear garden, one radiator, wood burning stove, newly fitted alcove shelving and cupboards.

Kitchen Diner

Tiled flooring, one radiator, double glazed window to front and rear, space for white goods, wall and base units, door to the side of property.

Landing

Carpet, double glazed window to front, airing cupboard with electrical boiler. Loft hatch which has a ladder, and is boarded throughout with power.

Bedroom One

Double glazed window to rear, carpet, one radiator, fitted wardrobes.

Bedroom Two

Double glazed window to rear, one radiator, fitted storage.

Bathroom

Double glazed window to front, heated towel rail, tiled flooring. Suite comprising of sink, WC, P-shaped bath with overhead shower.

External

Ample parking to front with new fencing surrounding, side gate leading to storage area and wood store. To the rear, the garden is mostly laid to lawn, with a patio area, outside tap, and a large outbuilding with electrics.



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