



Lichfield Street, Fakenham, NR21 9DF

welcome to

Lichfield Street, Fakenham

****NO ONWARD CHAIN**** Rarely available 3-bed home in the heart of Fakenham, just a short walk from the town centre. Offering two reception rooms, utility room, established garden and a large timber garage/workshop accessed via Rosemary Terrace, all beautifully presented and ready to move into today.



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.

Accommodation

Entrance Hall

Fitted mat flooring. Front door with obscured glass.

Lounge

Carpeted flooring. Fireplace feature with decorative logs. Arched recess with shelving. Double-glazed window to the front. Radiator.

Dining Room

Carpeted flooring. Stairs to first floor. Double-glazed patio doors to the courtyard. Radiator.

Kitchen

Tiled flooring. Fitted with wall and base units, electric hob and oven, stainless-steel extractor fan and a stainless-steel sink drainer. Tiled splashbacks. Space for dishwasher. Double-glazed window to the side.

Utility

Tiled flooring and splashbacks. Space for washing machine, tumble dryer, fridge/freezer. Boiler (2033 warranty). Wooden door to the rear of the house.

Bathroom

Laminate flooring with fully tiled walls. Fitted with WC, wash hand basin with storage and a bath with mains fed shower over the top and glass screen. Chrome towel rail. Double-glazed obscured window to the side.

First Flooring Landing

Carpeted flooring. Loft access. Radiator at the bottom of the stairs)

Bedroom One

Wooden flooring. Built-in wardrobe with shelving. Double-glazed window to the front. Radiator.

Bedroom Two

Carpeted flooring. Built-in wardrobe with shelving. Double-glazed window to the rear. Radiator.

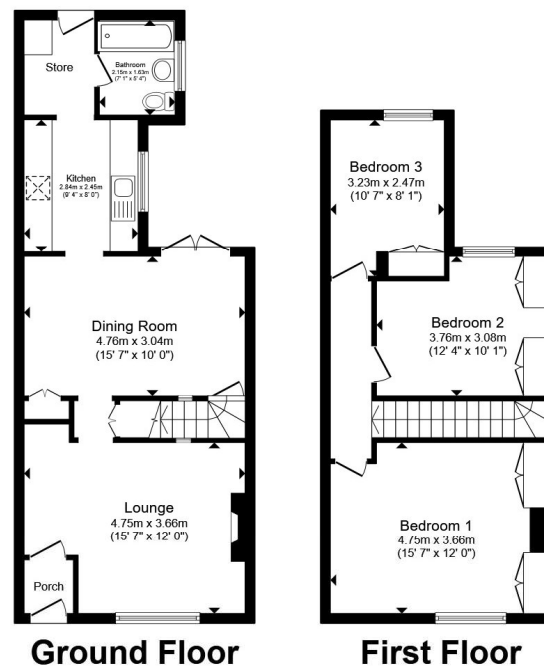
Bedroom Three

Carpeted flooring. Built-in wardrobe with shelving. Built-in bed (ideal for kids room). Double-glazed window to the rear. Radiator.

Outside

Rear Garden

Courtyard and bisected garden laid to turf with tiled path and mature shrubs. Access to timber garage and parking off Rosemary Terrace.



Total floor area 93.0 m² (1,001 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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welcome to

Lichfield Street, Fakenham

- Three-Bedroom Mid-Terraced Home
- Two Reception Rooms
- Kitchen with Adjoining Utility Room
- Built-In Wardrobes
- Established Bisected Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108747 - 0002

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